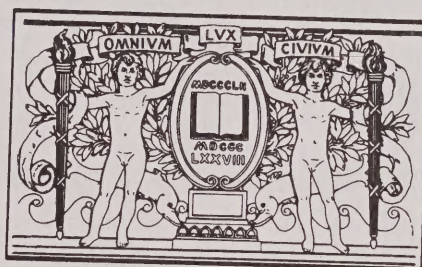


BRA

273



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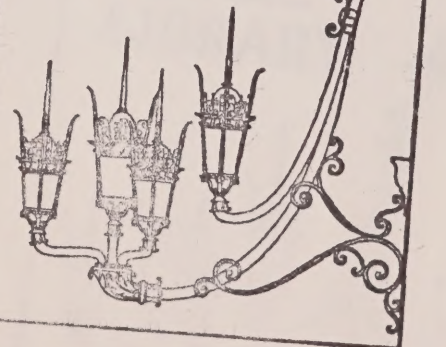
BRA  
273

# Boston's Open Space

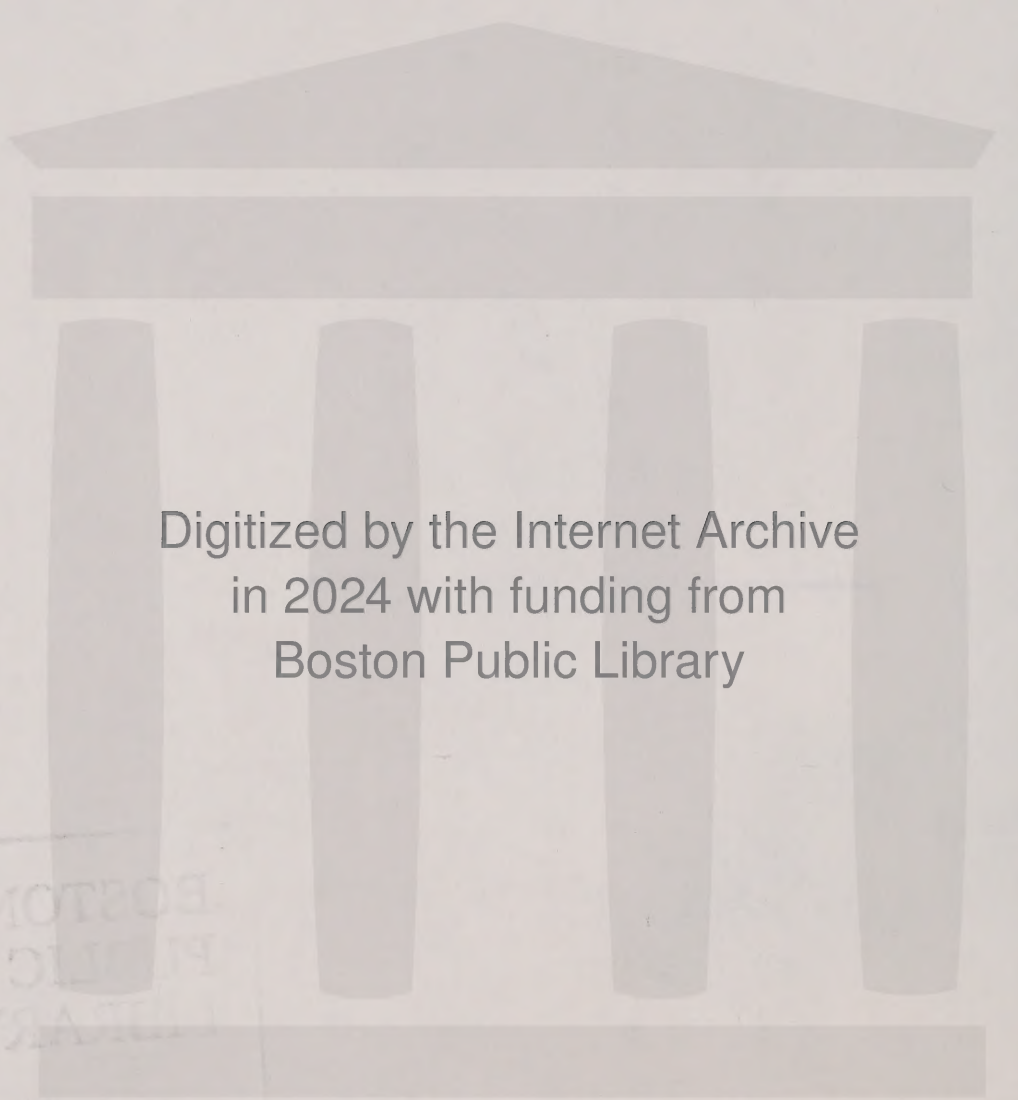
1987  
PARK EVALUATION  
&  
SITE SUMMARIES

ALLSTON-BRIGHTON  
~~BACK BAY-BEACON HILL~~

BOSTON  
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MAYOR'S OFFICE  
OF CAPITAL PLANNING



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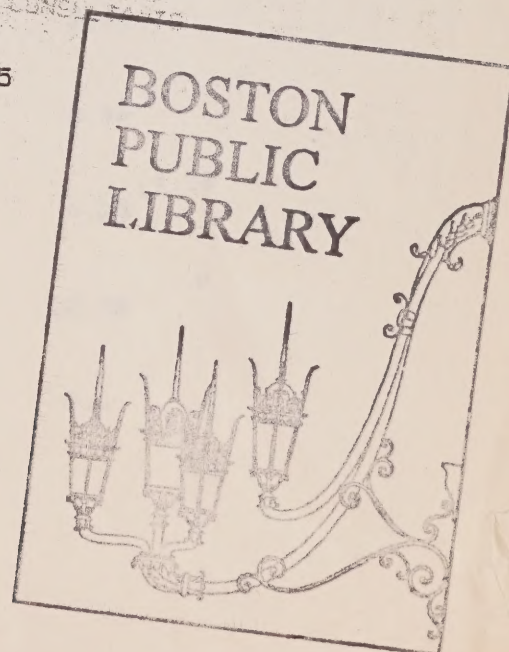
EVALUATION OF  
CITY OF BOSTON  
PARK AND RECREATION LAND

NEIGHBORHOOD OF ALLSTON/BRIGHTON

Prepared for

MAYOR'S OFFICE  
OF  
CAPITAL PLANNING

THE HALVORSON COMPANY, INC.  
LANDSCAPE ARCHITECTS AND  
SITE PLANNING CONSULTANTS  
161 MASSACHUSETTS AVENUE  
BOSTON, MASSACHUSETTS 02115





DEPT. OF COMMERCE

U.S. DEPARTMENT OF COMMERCE

OFFICE OF THE SECRETARY

WASHINGTON, D.C.

1917

1918

1919

1920

1921

1922

1923

1924

1925

1926

1927

1928

1929

LIBRARY



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## NEIGHBORHOOD OF ALLSTON/BRIGHTON

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AB-2. Cassidy Playground Beacon Street	9.44
AB-3. Cunningham Park Cambridge, Murdock and Sparhawk Streets	0.17
AB-4. Fidelis Way Park Fidelis Way	5.06
AB-5. Gallagher Memorial Park Lake Shore Road	16.01
AB-6. Galvin Park Lake and Foster Streets	8.2
AB-7. Hardiman Playground Faneuil and Brackett Streets	1.48
AB-8. Hobart Street Play Area Hobart Street and Ranelegh Road	0.6
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AB-11. McKinney Playground Faneuil Street	5.94
AB-12. Penniman Street Play Area Penniman Road and Hano Street	0.94
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NEIGHBORHOOD OF ALLSTON/BRIGHTON Cont'd.

PARKS

Acreage

AB-16. Smith Playground  
Western Avenue and N. Harvard Street

14.0

AB-17. - 22. Not Within Scope of Survey

SQUARES AND MALLS

AB-23. Brighton Square  
Chestnut Hill Avenue and  
Academy Hill Road

0.57

AB-24. - 26. Not within scope of survey

AB-27. Jackson Square  
Chestnut Hill Avenue, Union and  
Winship Streets

0.1

AB-28. Oak Square  
Washington And Faneuil Streets

0.22

AB-29. - 43. Not Within Scope of Survey

URBAN WILDS

AB-44. Euston Path Rock  
Nottinghill Road

0.67

AB-45. - 61. Not Within Scope of Survey







18



Neighborhood: Allston/Brighton

Map of Neighborhood's Open Space



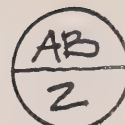












**SITE NO.**



### **Site Photograph 1**

Baseball court and bleachers beyond. Due to uncontrolled vehicular access, cars drive across lawn and do much damage.



### **Site Photograph 2**

Back of maintenance building used inappropriately as a dumpsite. This area a "hidden corner".

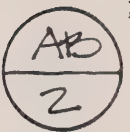


### **Site Photograph 3**

Natural stand of trees provides pleasant setting for building and a strong statement for the park.







SITE NO.



#### Site Photograph 4

Entrance to tennis courts. Debris should be removed.



#### Site Photograph 5

Grass under trees in need of repair.



#### Site Photograph 6

Trash behind building. Building in great need of repair. Currently being used for maintenance.





# CITY OF BOSTON PARK EVALUATION

A/B  
2

SITE NO.

Neighborhood: ALLSTON / BRIGHTON

Site Name: CASSIDY PLAYGROUND

Location: BEACON

Evaluation Team: SF & BH

Evaluation Date: 3.18.87

Surrounding Land Uses: commercial

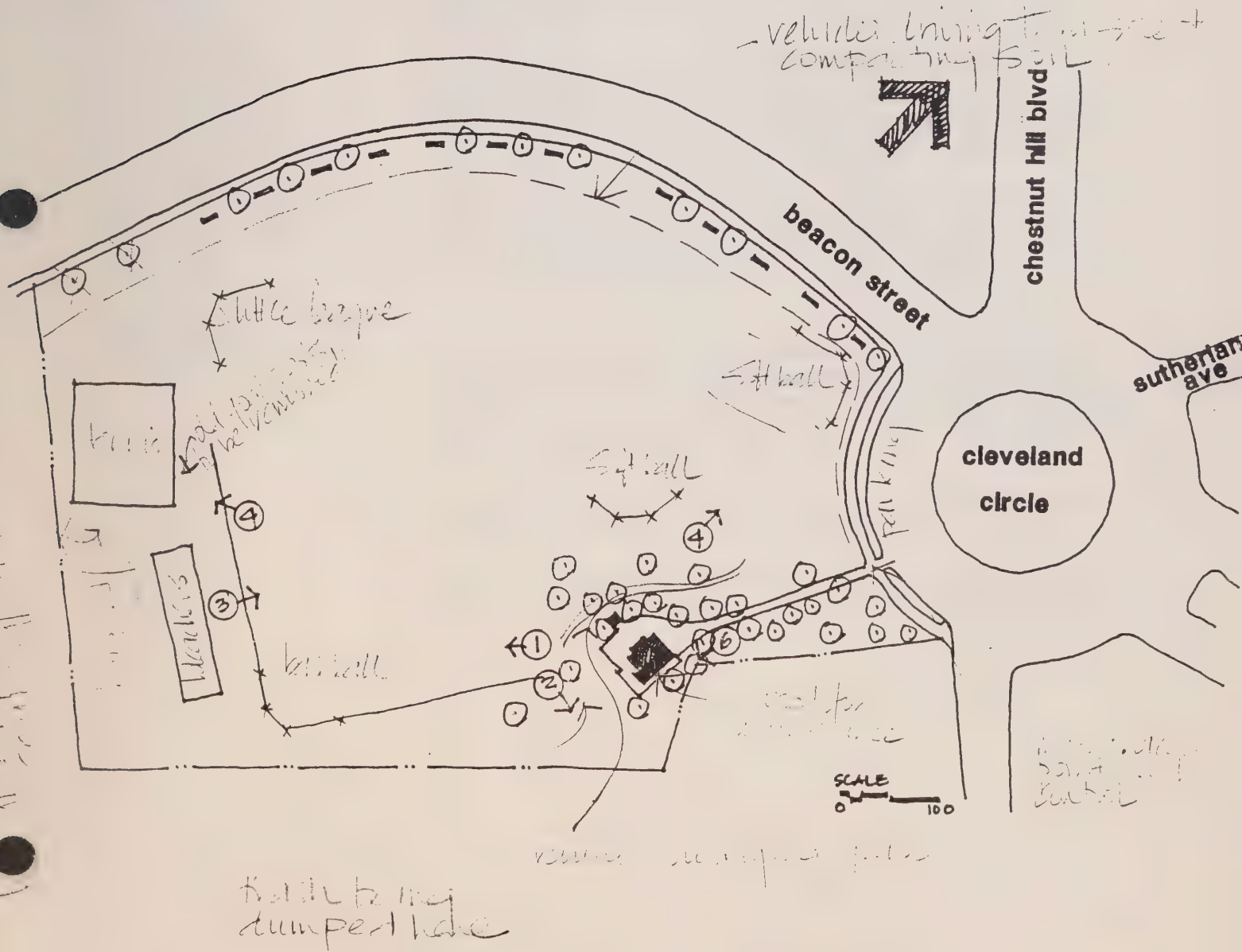
Site Type: Playfield

Acreage: 9.44A.

Weather Conditions:

cloudy

## Site Plan







Neighborhood: Allston/Brighton  
Site Name: Cassidy Playground  
Location: Beacon Street  
Acreage: 9.44 A  
Site Type: Playfield

---

---

**Site Description:**

Cassidy Playground is an open sports field greatly enhanced by a large bosque of mature oak trees. There is a storage building along the park's southeast edge at the end of a maintenance vehicle access road. There is both on-site parking and adjacent parking along Cleveland Circle and Beacon Street. Surrounding land uses are commercial, recreational and municipal.

---

**Condition Assessments:**

This park is in fairly good condition. The condition of the standard park-built elements ranges from good to unusable. A number of benches are in poor or unusable condition.

The sports facilities—tennis courts, baseball field, little league field, softball fields, and soccer field—are all in fair to good condition. The baseball outfield, an area also used for soccer, has low spots which need filling, as does a softball infield. Drainage needs to be improved and warrants further investigation.

The park's trees are for the most part in fair to good condition, with the exception of four which need to be removed. The plantings along the Beacon Street perimeter need to be pruned so that they do not interfere with pedestrian movement along the sidewalk. The other park trees require maintenance.

---

**Major Site Issues:**

The use of trees as a large grove in this park serves as a model for other city parks. It visually reinforces the rising topography at this edge of the site and relieves the flat, open character of the sports fields. Planting trees in groups rather than in rows increases their capacity to withstand the kinds of environmental and human stresses common in urban parks.

The placement of backstops, bleachers and tennis courts on the periphery allows maximum flexibility for use of the large open field.

There is a need for auto control, both around parking areas and access roads, as damage to the fields has resulted from uncontrolled access of cars into the park.





Neighborhood: Allston/Brighton  
Site Name: Cassidy Playground  
Location: Beacon Street  
Acreage: 9.44 A

DRAFT

No.: AB-2

Site Type: Playfield

Site Description:

Cassidy Playground is an open sports field park greatly enhanced by a large bosque of mature oak trees. There is a storage building along the park's southeast edge at the terminus of a maintenance vehicle access road. There is both on-site parking and adjacent parking along Cleveland Circle and Beacon Street. Surrounding land uses are commercial, recreational and municipal.

Condition Assessments:

This park is in fairly good condition. The condition of the standard park built elements ranges from good to unusable. A number of benches are in poor or unusable condition.

The sports facilities - tennis courts, baseball field, little league field, softball fields, and soccer field - are in fair to good condition. The baseball outfield, an area also used for soccer, has low spots which need filling, as does a softball infield. Drainage needs to be improved, and warrants further investigation.

The park's trees are for the most part in fair to good condition, with the exception of four which need to be removed. The perimeter Beacon Street plantings need to be pruned so that they do not interfere with pedestrians moving along the sidewalk. The other park trees require maintenance.

Major Site Issues:

The use of trees as a large grove in this park serves as a model for other city parks. It visually reinforces the rising topography at this edge of the site and relieves the flat open character of the sports fields. Planting trees in groupings rather than in rows increases their capacity to withstand the kinds of environmental and human stresses common in urban parks.

The placement of backstops, bleachers and tennis courts on the site's periphery allows maximum flexibility for use of the large open field.





DRAFT


Although on-site parking is provided, parking beyond the lot on grassed areas indicates that there is a need for auto control. The access road to the parking lot is marked One Way, Do Not Enter and serves the Circle Theater. This road is also close to the rotary, and presents a traffic hazard. Access needs to be resolved here.

Uncontrolled access of cars into the park has led to damage of the sports fields. The maintenance vehicle access road is an asset to the park, and well located at the edge, but it needs an access control structure.





## P. .



P. .

PRIMARY SITE ISSUES:

- Will to hold site (witness of bill files) Save in files is very significant. Soil should be studied to determine whether other details are needed or only correct building and filling of prehistoric.
- Addition of basins will might be considered, instead of filling.
- Existing wall in grass cultivation - need turning & fertilizing.
- How to use the data from the site.
- Need to access control for collection of material during access of site.





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

p. 6  
A/B  
2

SITE NO.

	QUANTITY		MATERIALS										CONDITION								LOCATION	NISC.	
	AMOUNT	ADEQUATE #	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED			EXCESSIVE HANDICAP ACCESSIBILITY
BENCHES, PARK	20																						
BICYCLE RACKS																							
BLEACHERS <i>concrete &amp; pipe</i>	1																						
BOLLARDS																							
CATCHBASINS	0																						
CURBS																							
DRINKING FOUNTAINS	2																						
DUMPSTERS																							
FENCES																							
GAME TABLES																							
LIGHTING																							
PEDESTRIAN:																							
PARKING/ROAD:	0																						
SPORTS	10																						
MONUMENTS																							
PICNIC TABLES	2																						
RAILINGS																							
RAMPS																							
SERVICE GATES																							
SIGNS, ENTRY																							
STAIRS																							
TRASH RECEPTACLES:	1																						
WALLS																							
WATER FEATURES																							
OTHER	1																						

*needs to be well maintained*

*needs painting*

*needs to be well maintained*





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

A/B  
2

SITE NO.

	QUANTITY			MATERIALS										CONDITION								LOCATION			MISC.
	AMOUNT	INADEQUATE #	ADADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	LEAK SEALING	REPAIRS PRESENT	FENCING PRESENT		
BASKETBALL:	1																								
SURFACE																									
BACKBOARD/HOOP																									
TENNIS:																									
BANGBOARD																									
FENCING																									
SURFACE																									
NET POLES																									
OTHER COURT:																									
BASEBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
LITTLE LEAGUE:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
SOFTBALL: 1 to 6 years																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD																									
OTHER FIELD:																									
OTHER FACILITY:																									

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

p. 8

ACCESS, CIRCULATION  
AND PARKING

A/B  
2

SITE NO.

	QUANTITY			MATERIALS			CONDITION			LOCATION			MISC.										
	# BUILDINGS / PLAYGROUNDS	ADEQUATE #	INADEQUATE #	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	INADAPTABLE	SEATING PRESENT	FENCING PRESENT	SAFETY PROBLEMS EVIDENT	
BUILDINGS																							
RECREATION																							
RESTROOM																							
STORAGE																							
OTHER																							
PLAYGROUNDS (GENERAL)																							
EQUIPMENT:																							
SURFACE																							
EDGING																							
FENCING																							
AGE DISTRIBUTION:																							

*Building Renovation Location: graffiti*

*Needs major renovation.*

	SURFACE CONDITION			MATERIALS			ORGANIZATION			ACCESS			PARKING											
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	BIT. CONCRETE (SNOW)	CONCRETE	STONE GRAVEL	OTHER	WELL ORGANIZED	POORLY ORGANIZED	DESIGN LINES	ORGANIZED	RESPONDS TO	ACCESS POINTS	ACCESS POINTS	EASY MAINTENANCE	VEHICLE ACCESS	ACCESS UNAVAILABLE	WALKING	WALKING	WALKING	WALKING	
PEDESTRIAN CIRCULATION																								
VEHICULAR CIRCULATION																								
PEDESTRIAN ACCESS																								
VEHICULAR ACCESS																								
MAINTENANCE ACCESS																								
ACCESS CONTROL:																								
PARKING																								

*EXIT FROM MOVIE THEATER SERVES AS MEANS TO BALL PARKING AREA*

*needs access control*

*no developed circulation for pedestrians*

*Grasscrete Fair*

*DIRT POOL*





# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

p. 9  
A/B  
2

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	4	EXISTS		
SHRUBS	30	EXISTS		
TURF	75	EXISTS		as seen in turns
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				









# OSTON LUATION

AB

3

SITE NO.

1: ALLSTON / BRIGHTON

UNNINGHAM PARK

Site Type: Square

MURDOCK, MURDOCK &amp; SPARHAWK Acreage: 0.17 A.

Team: SF &amp; BH

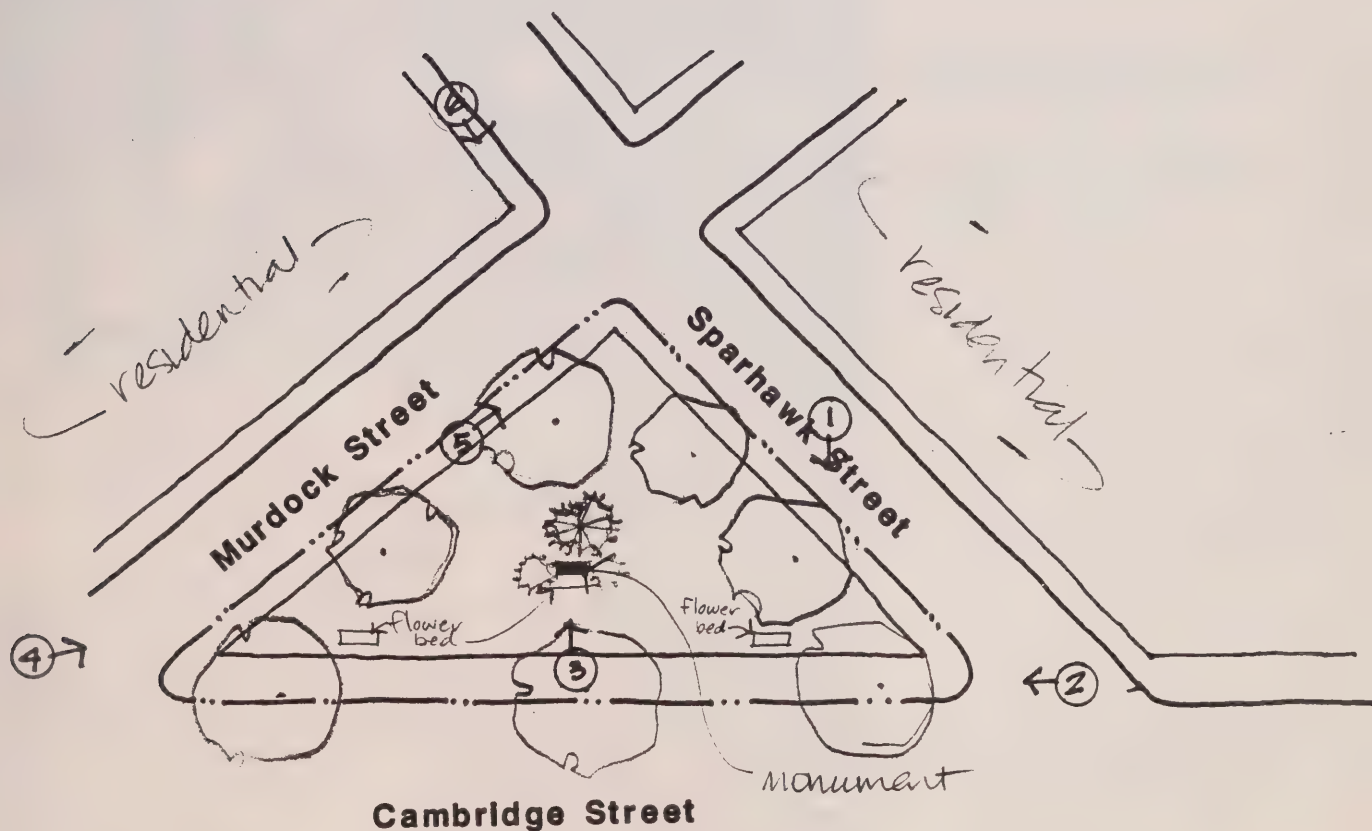
Weather Conditions:

on Date: 3.17.87

light snow

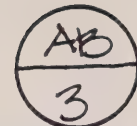
ding Land Uses: Single family residential

## Plan









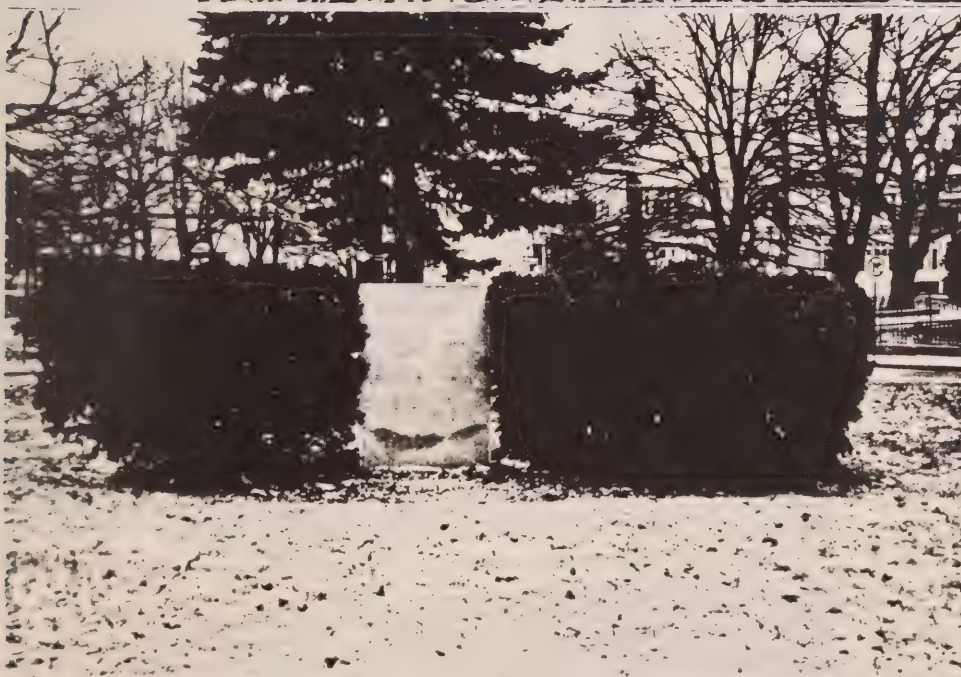
SITE NO.

**Site Photograph 1**

Mechanical damage  
caused by mowing  
equipment.

**Site Photograph 2**

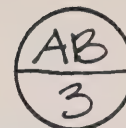
View along Cambridge  
Street. Flower bed in  
middle ground.

**Site Photograph 3**

Memorial with flower  
bed at base.







SITE NO.

**Site Photograph 4**

View along Cambridge Street shows simple straightforward layout of space.

**Site Photograph 5**

Poor pruning of tree.

**Site Photograph 6**

View from Murdock Street.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

SITE NO.

4B p.5

3

2/10/02, beds - isolated & weak need watering

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Simple & easy to maintain
USE OF PLANT MATERIALS	good - tree. used around edge & spine as focal point
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	cuts in sidewalk
DRAINAGE CONDITION	good
DESIGN-RELATED MAINTENANCE ISSUES	-
VANDALISM	none
VACANT PARCEL TO SOUTH, EAST	-
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	none
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	-
SPORTS FACILITIES	-
PLAYGROUNDS	-
BUILDINGS	-
NATURAL PARK ELEMENTS	tree in good condition but badly pruned

## PRIMARY SITE ISSUES:

- 1 - Simple straightforward design - low maintenance, no vandalism
- 2 - flower beds need to be larger & bolder, or located next to monument for stronger effect
- 3 - Maybe some flowering trees, but not necessary.





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

	QUANTITY		MATERIALS												CONDITION		LOCATION	MISC.					
	AMOUNT	ADEQUATE #	WOOD	CONCRETE	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE		UNSATISFACTORY	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF HANDICAP ACCESSIBILITY
BENCHES, PARK																							
BICYCLE RACKS																							
BLEACHERS																							
BOLLARDS																							
CATCHBASINS																							
CURBS																							
DRINKING FOUNTAINS																							
DUMPSTERS																							
FENCES																							
GAME TABLES																							
LIGHTING																							
PEDESTRIAN:																							
PARKING/ROAD:																							
SPORTS																							
MONUMENTS																							
PICNIC TABLES																							
RAILINGS																							
RAMPS																							
SERVICE GATES																							
SIGNS, ENTRY																							
STAIRS																							
TRASH RECEPTACLES:																							
WALLS																							
WATER FEATURES																							
OTHER																							

at street edge

In Montgomery Cunningham

at street

In memory Cunningham





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

4B p.7

3

SITE NO.

	QUANTITY		MATERIALS										CONDITION										LOCATION	MISC.		
	AMOUNT	INADEQUATE #	ADAPTABLE	SKINNED	SODDED	INFIELDED	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SEATING PRESENT	FENCING PRESENT	
COURTS																										
BASKETBALL:																										
SURFACE																										
BACKBOARD/HOOP																										
TENNIS:																										
BANDBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT:																										
FIELDS																										
BASEBALL:																										
BACKSTOP																										
INFIEL																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP																										
INFIEL																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIEL																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER FACILITY:																										

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

APD p. 8

3

ACCESS, CIRCULATION  
AND PARKING

SITE NO.

	QUANTITY		MATERIALS										CONDITION		LOCATION		MISC.					
	# BUILDINGS/PLAYGROUNDS	ADEQUATE #	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	SEATING PRESENT	FENCING PRESENT	SAFETY PROBLEMS EVIDENT	
RECREATION																						
RESTROOM																						
STORAGE																						
OTHER																						
PLAYGROUNDS (GENERAL)																						
EQUIPMENT:																						
SURFACE																						
EDGING																						
FENCING																						
AGE DISTRIBUTION:																						

	SURFACE CONDITION		MATERIALS		ORGANIZATION		ACCESS		PARKING													
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	BIT. CONCRETE	CONCRETE	STONE DUST/ GRAVEL	OTHER	WELL ORGANIZED	DESIGNED LINES	ORGANIZATION	RESPONSE TO COMMENTS	ACCESS POINTS	UNUSABLE	VEHICLE MAINTENANCE	ACCESS UNAVAILABLE	NEARBY PARKING AVAILABLE	PARKING ADEQUATE	INADEQUATE	HANDICAP PARKING POSTED	
PEDESTRIAN CIRCULATION																						
VEHICULAR CIRCULATION																						
PEDESTRIAN ACCESS																						
VEHICULAR ACCESS																						
MAINTENANCE ACCESS																						
ACCESS CONTROL:																						
PARKING																						

on perimeter











# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

AD p.9



SITE NO.

	QUANTITY		CONDITION			LOCATION			MISC.			
	EXISTS	QUANTITY	EXACT COUNT	ESTIMATED COUNT	MAINTENANCE REMOVAL	# COVERAGE	UNRATABLE	WELL LOCATED		POORLY LOCATED	APPROPRIATENESS	SCIENTIFIC VALUE
TREES	<input checked="" type="checkbox"/>											
SHRUBS	<input checked="" type="checkbox"/>											
TURF	<input checked="" type="checkbox"/>											
GROUND COVER	<input checked="" type="checkbox"/>											
FLOWER BEDS	<input checked="" type="checkbox"/>											
GROUND	<input checked="" type="checkbox"/>											
CONTAINER	<input checked="" type="checkbox"/>											
WEED SPECIES												
WOODS												
PONDS												
STREAMS												
SPECIAL ECOLOGICAL FEATURE/AREA												

One at base of monument  
2 at points of park - too small to be effective





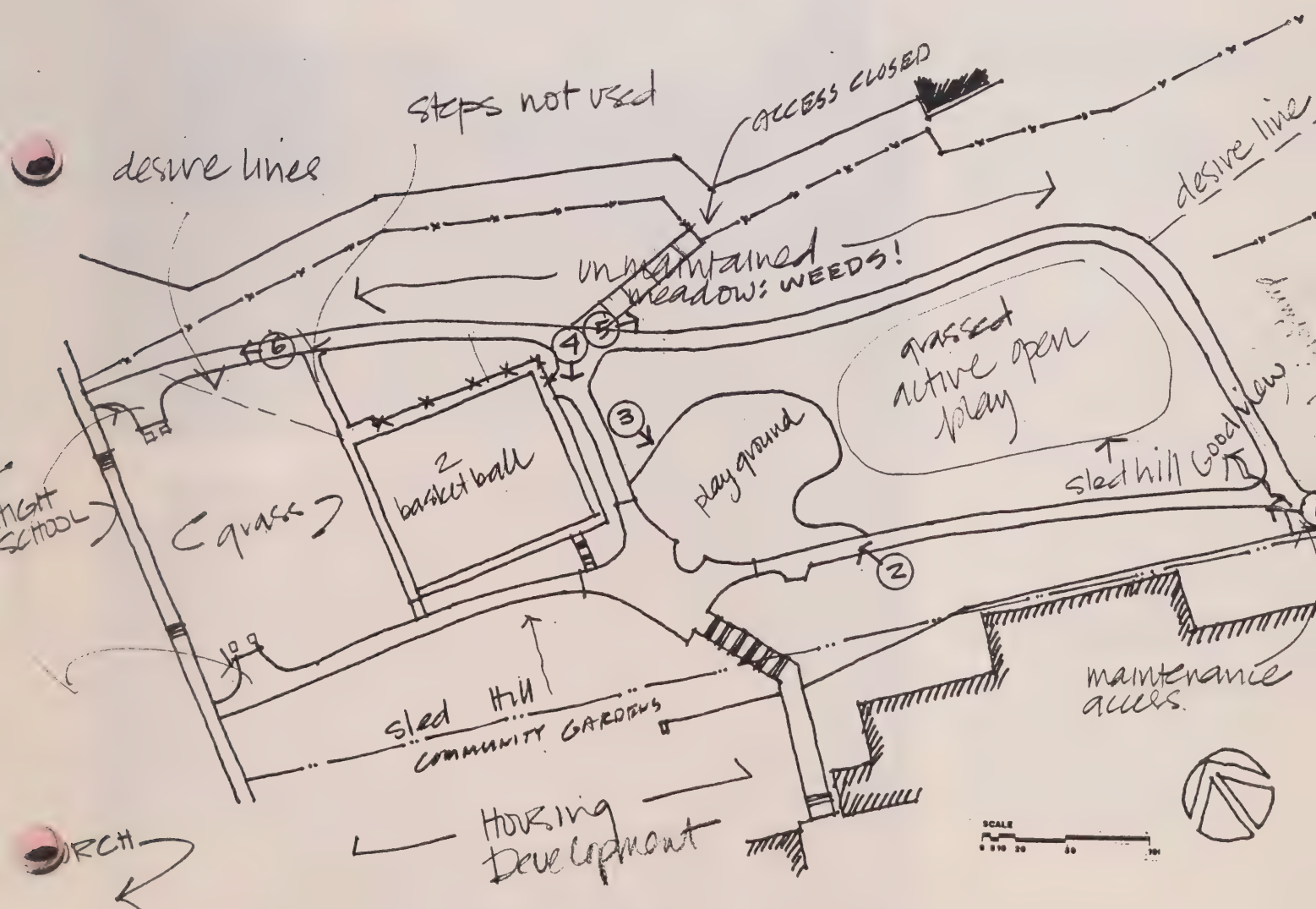




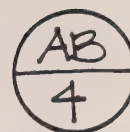
APB  
④

**Surrounding Land Uses:** *Subsidized Housing*

                    HOSPITAL                    







**SITE NO.**



### **Site Photograph 1**

Main access into site.  
Good view north.  
At right, active play area.



### **Site Photograph 2**

Playground - note  
absence of curbing  
and surface material.

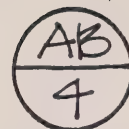


### **Site Photograph 3**

Two picnic tables and  
seating wall. Vertical  
play structure has  
limited play value.  
Water play feature to  
left not functioning.







SITE NO.

**Site Photograph 4**

Sledding slope in  
background.  
Basketball courts.

**Site Photograph 5**

Loop path through site.

**Site Photograph 6**

View west towards  
abandoned school.



Neighborhood: Allston/Brighton  
Site Name: Fidelis Way Park  
Location: Fidelis Way  
Acreage: 5.06 A

**DRAFT**

No.: AB-4

Site Type: Playground

**Site Description:**

Fidelis Way Park is a moderately sized active recreational park located behind and below the Fidelis Way housing development. The southwestern edge of the site is very steep, and the rest of the site is sloping except for areas leveled for recreational facilities. There are four access points into the park, and a looped path around the entire site. The park contains basketball courts, a playground, and open grassy areas for active play. There are residential and institutional land uses surrounding the park.

**Condition Assessments:**

The standard park built elements are all in fair to good condition. From a visual assessment, the catchbasins appear to be in good condition.

The two basketball courts are in good condition with the exception of one backboard/hoop which is in poor condition.

The playground is in fair to poor condition. Equipment is vandalized and broken and the playground surface is rocky and hazardous.

Most of the park's trees are in fair to good condition, yet are in need of maintenance, particularly pruning. The turf is also in good condition and only in need of maintenance.

**Major Site Issues:**

The location of this park at the bottom of a steep slope and away from any roads makes visibility and safety a major concern. It is a difficult space to provide adequate surveillance to, and the degree of vandalism supports this assumption.

In addition to the problems of surveillance, the park's remote location from the nearby housing development discourages proper park use.





**DRAFT**

An unfortunate relationship that could be improved with maintenance is the relationship of the park to the slope along the northeast. This bank is rank with ragweed and other weed species, and presents a very uninviting and abandoned face to the park. The closure of the central access point along this slope coupled with worn path lines evident along the eastern slope edge and northwest from the basketball courts indicate the need for improved access into the park along this edge.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

ABD p.5

4

SITE NO.

some good previously exist 7 priv oaks.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	location of park poor - difficult surveillance. Remote loop, if basket ball
USE OF PLANT MATERIALS	trees for shade, some ornamental, Needs grouping of shade trees.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	→ limited accessibility. Steps on steep grade exist
DRAINAGE CONDITION	adequate.
DESIGN-RELATED MAINTENANCE ISSUES	playground surface? no edging. steep banks difficult to mow.
VANDALISM	sports lighting destroyed, graffiti, benches vandalised, some trees broken limbs.
VACANT PARCEL TO SOUTH, EAST	—
VISIBILITY AND SAFETY:	can't see into park from downhill.
VISIBILITY INTO SPACE	active area can be seen from housing, poor visibility into basketball.
VISIBILITY OUT FROM SPACE	good views North.
HIDDEN CORNERS IN SPACE	many due to steepness of slope & berms.
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	fair to good
SPORTS FACILITIES	good condition.
PLAYGROUNDS	fair - needs resurfacing. low play interest, vandalised or broken.
BUILDINGS	—
NATURAL PARK ELEMENTS	Needs maintenance

## PRIMARY SITE ISSUES:

- Surveillance difficult to police. Sports lighting destroyed. Ped lighting never installed
- Maint. entrance can easily be blocked by parked cars.
- Poor location of park in relation to housing - seems remote
- Site needs more groupings of trees - break & exposed.





## STANDARD PARK BUILT ELEMENTS

4

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # INADEQUATE #	WOOD CONCRETE WOOD & CONCRETE WOOD & METAL STONE BRICK CHAIN LINK VINYL CHAIN LINK OTHER EXCELLENT GOOD FAIR POOR UNUSABLE UNREPAIRABLE WELL LOCATED (SNOW) POORLY LOCATED APPROPRIATELY LOCATED HANDICAPPED ACCESSIBILITY			
BENCHES, PARK	3				GRABITZ 9
BICYCLE RACKS					
BLEACHERS					
BOLLARDS	4				at turnabouts
CATCHBASINS	2				
CURBS					
DRINKING FOUNTAINS	2				continuously running
DUMPSTERS					
FENCES					
GAME TABLES					
LIGHTING					
PEDESTRIAN:					
PARKING/ROAD:					
SPORTS	X				
MONUMENTS					
PICNIC TABLES	2				In playground
RAILINGS					
RAMP					
SERVICE GATES	1				
SIGNS, ENTRY					
STAIRS	X				
TRASH RECEPTACLES:	0				
WALLS					
WATER FEATURES					
OTHER					





SITE NO.





4

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
BUILDINGS / PLAYGROUNDS	# BUILDINGS / # PLAYGROUNDS	WOOD METAL ADEQUATE # INADEQUATE #	WELL LOCATED POORLY LOCATED APPROPRIATELY LOCATED EVIDENCE OF INADAPTABILITY SEATING PRESENT FENCING PRESENT SAFETY PROBLEMS SAFETY INCIDENT		
RECREATION		SAND CONCRETE METAL & WOOD WOOD METAL ADEQUATE # INADEQUATE #	GOOD EXCELLENT OTHER ASPHALT BARK MULCH		
RESTROOM			FAIR POOR UNUSABLE		
STORAGE					
OTHER					
PLAYGROUNDS (GENERAL)	1				
EQUIPMENT: 5 timber structures					locky play surface - no mulch left.
SURFACE					
EDGING none					
FENCING none					
AGE DISTRIBUTION:					

2nd - 2nd grade

[illegible]





## NATURAL PARK ELEMENTS

4

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	40	EXISTS	QUANTITY	
SHRUBS	37	EXACT COUNT	ESTIMATED COUNT	
TURF	3	MAINTENANCE REMOVAL	# COVERAGE	
GROUND COVER		UNRATALE (SNOW)	WELL LOCATED	
FLOWER BEDS		POORLY LOCATED	APPROPRIATENESS	
GROUND		UNRATALE	QUANTITY	
CONTAINER		UNRATALE	QUANTITY	
WEED SPECIES		UNRATALE	QUANTITY	
WOODS		UNRATALE	QUANTITY	
PONDS		UNRATALE	QUANTITY	
STREAMS		UNRATALE	QUANTITY	
SPECIAL ECOLOGICAL FEATURE/AREA		UNRATALE	QUANTITY	









# CITY OF BOSTON PARK EVALUATION

A/B  
5

SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: GALLAGHER MEM. PARK

Location: LAKE SHORE RD.

Evaluation Team: SF & PTH

Evaluation Date: 3.18.87

Surrounding Land Uses: Residential

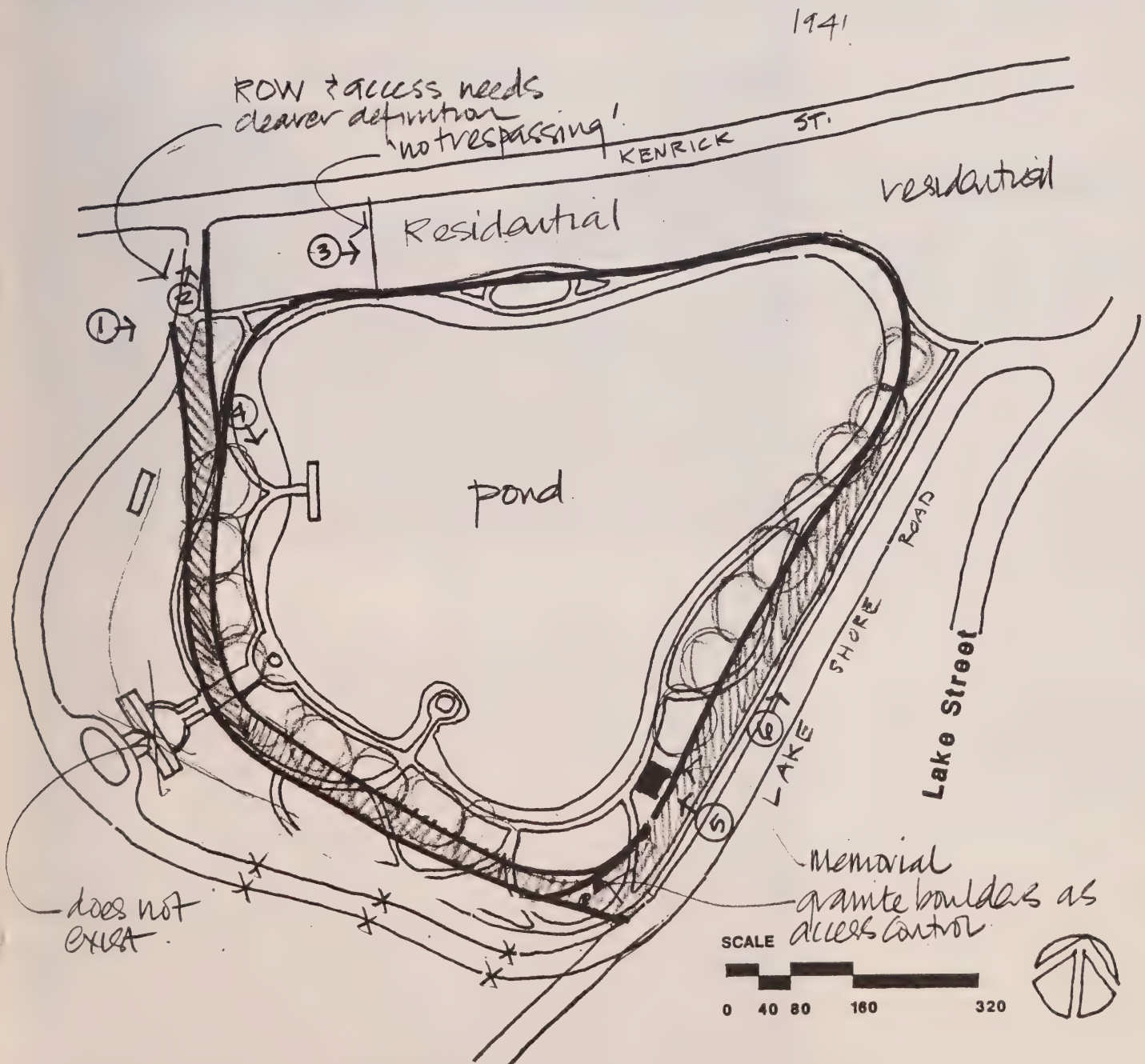
Site Type: Multipurpose park

Acreage: 16.01 A.

Weather Conditions:

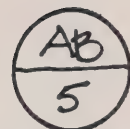
Cold & Sunny

## Site Plan









**SITE NO.**



### **Site Photograph 1**

View across pond - shows scenic value of landscape, with ducks and cattails.



### **Site Photograph 2**

Property line of area unclear. Weed species to right should be removed.

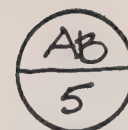


### **Site Photograph 3**

R.O.W. access should be more clearly defined.







**SITE NO.**



### **Site Photograph 1**

View across pond - shows scenic value of landscape, with ducks and cattails.



### **Site Photograph 2**

Property line of area unclear. Weed species to right should be removed.

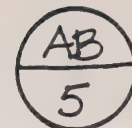


### **Site Photograph 3**

R.O.W. access should be more clearly defined.







SITE NO.

**Site Photograph 4**

Pavement in very poor condition.

Tree needs removal of dead wood and basal suckering.

**Site Photograph 5**

Memorial site. Flag pole needs painting, and shrubs pruning. Memorial needs to be better integrated into site.

**Site Photograph 6**

Fine row of linden trees. Curb would more clearly define sidewalk.

Volunteer trees established at pond's edge.



Neighborhood: Allston/Brighton  
Site Name: Gallagher Memorial Park  
Location: Lake Shore Road  
Acreage: 16.01 A  
Site Type: Passive Park

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**Site Description:**

Gallagher Memorial Park is primarily a passive scenic area. A pond occupies about two-thirds of the 16-acre site and is surrounded by a strip of parkland of varying widths. A linear planting of linden trees borders a roadway and path which partly encircle the pond. A small stone memorial is the focus of the simply designed space. Residential land uses surround the site.

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**Condition Assessments:**

There are few built elements in the park. The monument is in good condition, although partly screened and dwarfed by overgrown shrub plantings. The pathway/maintenance road is in poor condition and needs resurfacing. Although no trees need removal, they have not been maintained adequately. There are dead limbs and sucker growth that need to be removed.

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**Major Site Issues:**

Gallagher Memorial Park is fairly well maintained and does not appear to have a vandalism problem.

The park, with its beautiful pond and views to a nearby hill, is an asset to the neighborhood and of a generally successful design. With minor effort, this design could be strengthened. A curb between Lake Shore Road and the park path would provide some access control and separate pedestrian and vehicular circulation.

The visual character of the entrances could be improved as well. Miscellaneous boulders seem thrown together to block entrance at the western park edge, and do not completely prevent passage. ~~The right of way off Kendrick Street seems like a driveway and, if city-owned, then~~ development of a more park-like entrance should be considered. /delete  
cip

The row of linden trees would be strengthened by replanting lost trees. Additional flowering and evergreen plantings along the pond would enliven this important visual component of the park.





Neighborhood: Allston/Brighton  
Site Name: Gallagher Memorial Park  
Location: Lake Shore Road  
Acreage: 16.01 A Site Type: Passive Park

**DRAFT**

No.: AB-5

**Site Description:** Gallagher Memorial Park is primarily a passive scenic area. A pond occupies about two-thirds of the 16 acre site and is surrounded by a strip of parkland of varying widths. A linear planting of linden trees borders a roadway and path which partly encircle the pond. A small stone memorial is the focus of the simply designed space. Residential land uses surround the site.

**Condition Assessments:** There are few built elements in the park. The monument is in good condition, although partly screened and dwarfed by overgrown shrub plantings. The pathway/maintenance road is in poor condition and needs resurfacing. Although no trees need removal, they have not been maintained adequately. There are dead limbs and sucker growth that need to be removed.

**Major Site Issues:** Gallagher Memorial Park is fairly well maintained and does not appear to have a problem with vandalism. The existing park bears little resemblance to the city's plans, and may need to be surveyed to determine the actual property boundaries.

The park, with its beautiful pond and views to a nearby hill is an asset to the neighborhood and a generally successful design. With minor effort, this design could be strengthened. A curb between Lake Shore Road and park path would provide some access control and separate pedestrian and vehicular circulation.

The visual character of entrances could be improved as well. Miscellaneous boulders seem thrown together to block entrance at the western park edge, and do not completely prevent passage. The right-of-way off Kendrick Street seems like a driveway and, if city owned, development of a more park-like entrance should be considered.

The row of linden trees would be strengthened by re-planting lost trees. Additional flowering and evergreen plantings along the pond would enliven this important visual component of the park.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

A/B  
5

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	SIMPLE BUT APPROP.
USE OF PLANT MATERIALS	LINE OF LINDENS → CAN USE ADDITIONAL TREES; SEE BELOW VERY NICE
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	PLEASANT NATURAL PARK AREA
BARRIER FREE DESIGN	YES; HOWEVER PATH AT BACK OF PARK VERY DETRACTORIAL
DRAINAGE CONDITION	GOOD
DESIGN-RELATED MAINTENANCE ISSUES	NO ACCESS CONTROL. SEE BELOW
VANDALISM	VERY VERY LITTLE
VACANT PARCEL TO SOUTH, EAST	
VISIBILITY AND SAFETY:	GOOD
VISIBILITY INTO SPACE	GOOD
VISIBILITY OUT FROM SPACE	GOOD
HIDDEN CORNERS IN SPACE	NATURAL WOODLAND SUCCESSION IN SOME AREAS IF PARK MIGHT SERVE AS HIDEOUTS
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	NONE
SPORTS FACILITIES	NONE
PLAYGROUNDS	NONE
BUILDINGS	NONE
NATURAL PARK ELEMENTS	GOOD; PRUNE TREES ESPECIALLY BRANCHES OVERHANGING PATH & PRUNE & MAINTAIN MAINTENANCE PLANNING.

## PRIMARY SITE ISSUES:

- BOUNDARY OF PARK SHOULD BE SURVEYED. EXISTING PARK BEARS NO RELATION TO CITY'S PLANS EXCEPT FOR LOCATION OF POND. ACCESS TO PARK IS UNCONTROLLED, CURRENTLY BIT CONC. ROAD ROLLS UP TO FORM 8-10' BIT. CONC. SIDEWALK. PARK EDGE NEEDS CURB TO SEPARATE PEDESTRIAN & VEHICULAR CIRCULATION. ACCESS FOR MAINTENANCE VEHICLES SHOULD BE CONTROLLED BY OTHER MEANS THAN STRING OF BOLLARDS. ROW. TO PARK OFF KENRICK ST. MIGHT BE DEVELOPED TO FEEL MORE PARK LIKE RATHER THAN SEEM LIKE PRIVATE DRIVEWAY.
- PARK TREES NEED PRUNING, ADDITIONAL PLANTINGS OF LINDENS TO REESTABLISH LINDEN ALLEE AND OTHER PLANTINGS SUCH AS FLOWERING TREES, EVERGREENS & POND SIDE WILLIAMS MIGHT ALSO BE CONSIDERED. ADDITION OF PARK SEATING & POSSIBLY A FEW PICNIC TABLES MIGHT ALSO BE CONSIDERED. PARK IS VERY NICE; NO LITTER OR VANDALISM.





STANDARD PARK  
BUILT ELEMENTS

$$\frac{A/B}{5}$$

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT	ADEQUATE #	INADEQUATE #	ADEQUATE	
	WOOD	CONCRETE	WOOD & CONCRETE	METAL	STONE
	BRICK	CHAIN LINK	VINYL CHAIN	BIT. CONCRETE	OTHER
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATENESS	EVIDENCE OF HANDLING	ACCESSIBILITY
BENCHES, PARK					
BICYCLE RACKS					
BLEACHERS					
BOLLARDS <i>Large stone set second survey</i>					
CATCHBASINS					
CURBS					
DRINKING FOUNTAINS					
DUMPSTERS					
FENCES					
GAME TABLES					
LIGHTING					
PEDESTRIAN :					
PARKING /ROAD :					
SPORTS					
MONUMENTS					
PICNIC TABLES					
RAILINGS					
RAMP					
SERVICE GATES					
SIGNS, ENTRY					
STAIRS					
TRASH RECEPTACLES :					
WALLS					
WATER FEATURES					
OTHER					





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

A/B  
5

SITE NO.

	QUANTITY			MATERIALS			CONDITION										LOCATION			MISC.						
	AMOUNT	INADEQUATE #	ADEQUATE #	SKINNED INFIELD	SODDED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNRATABLE (SNOW)	WELL LOCATED	POORLY LOCATED	APPROXIMATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPRINGING	FENCING PRESENT	
BASKETBALL:																										
SURFACE																										
BACKBOARD/HOOP																										
TENNIS:																										
BANGBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT:																										
BASEBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER FACILITY:																										

COURTS

FIELDS





	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	GOOD	FAIR	POOR	UNUSABLE	UNAVAILABLE(SNOW)
PEDESTRIAN ACCESS	GOOD	FAIR	POOR	UNUSABLE	BIT. CONCRETE
VEHICULAR ACCESS	GOOD	FAIR	POOR	UNUSABLE	CONCRETE
MAINTENANCE ACCESS	GOOD	FAIR	POOR	UNUSABLE	STONE DUST/
ACCESS CONTROL:	GOOD	FAIR	POOR	UNUSABLE	OTHER
PARKING ON STREET	GOOD	FAIR	POOR	UNUSABLE	WELL ORGANIZED



# CITY OF BOSTON PARK EVALUATION

## NATURAL PARK ELEMENTS

$$\frac{A/B}{5}$$

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	30	EXISTS		
SHRUBS		QUANTITY		
TURF	100	EXACT COUNT		
GROUND COVER		ESTIMATED COUNT		
FLOWER BEDS		MAINTENANCE		
GROUND		REMOVAL		
CONTAINER		# COVERAGE		
WEED SPECIES		UNRATABLE		
WOODS		WELL LOCATED		
PONDS		POORLY LOCATED		
STREAMS		APPROPRIATENESS		
SPECIAL ECOLOGICAL FEATURE/AREA		ENVIRONMENTAL		
		LANDSCAPE		
		DESIGN		
		FUNCTION		
		USE		
		VALUE		
		IMPORTANCE		
		CONTRIBUTION		
		TO THE SITE		
		CHARACTER		
		OF THE SITE		
		AND ITS		
		SURROUNDINGS		
		AS A WHOLE		
		AND ITS		
		COMPONENTS		
		AND THEIR		
		INTERRELATIONSHIPS		
		AND THE		
		OVERALL		
		DESIGN		
		CONCEPT		
		AND ITS		
		IMPLEMENTATION		
		AND MAINTENANCE		
		AND EVALUATION		
		AND REVISIONS		
		AND FINAL		
		DESIGN		
		AND ITS		
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		AND REVISIONS		
		AND FINAL		
		DESIGN		
		AND ITS		





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# CITY OF BOSTON PARK EVALUATION

A/B  
6

SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: GALVIN PARK

Location: LAKE AND FOSTER

Evaluation Team: SAF + BH

Evaluation Date: 3.18.87

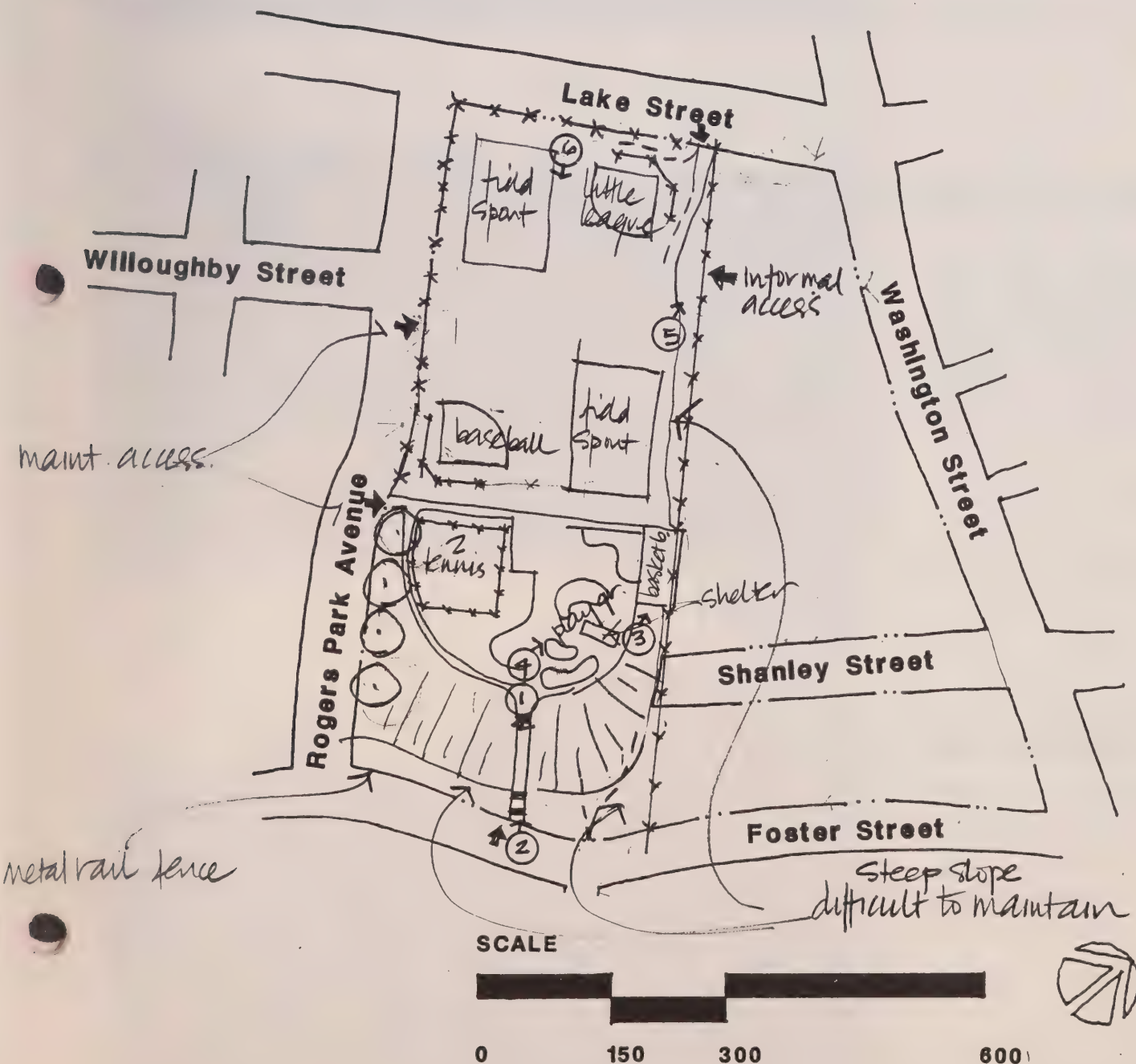
Surrounding Land Uses: Residential

Site Type: Playfield

Acreage: 8.2A.

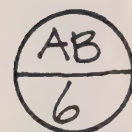
Weather Conditions:

## Site Plan









SITE NO.

**Site Photograph 1**

View up hill, showing steep slope of site. Steps in good condition. Note good mature trees at edge.

**Site Photograph 2**

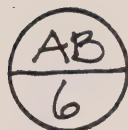
Panoramic view of site. Spray area screened by pines from tennis and baseball behind. Typical neighborhood beyond. Soccer playing wearing out grass.

**Site Photograph 3**

Basketball. Graffiti on walls. Trash and leaf build-up on uphill side of fence. A good location for evergreen screen.







SITE NO.

**Site Photograph 4**

Although roof is in poor condition, shelter structurally sound. Note grass growth in sand and pavement cracks. Bermed area behind overgrown.

**Site Photograph 5**

Playground. Tire swing behind has been scorched. Example of safety problem - sharp points on ship's wheel. Rotten wood.

**Site Photograph 6**

View east through site showing mature trees and slope. In foreground, turf worn by soccer/rugby games.





Neighborhood: Allston/Brighton  
Site Name: Galvin Park  
Location: Lake and Foster Streets  
Acreage: 8.2A  
Site Type: Playfield

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**Site Description:**

Galvin Park is a large rectangular playfield with abutting roads on three sides. It contains basketball courts, tennis courts, several ballfields and a playground. The eastern edge of the site slopes down from Foster Street, and very large shade trees grow along this end of Rogers Park Avenue and along the park's slope. Surrounding land uses are residential.

---

**Condition Assessments:**

The condition of the standard park-built elements ranges from good to unusable. The sports lighting appears in good condition, as well as the walls, curbs, stairs and catchbasins. There are some unusable benches and bleachers.

The athletic fields and courts are in fair to good condition, although the fields are badly worn in some areas.

Although the open-air shelter is structurally sound, the roof is in very poor condition.

The playground structures have deteriorated and are badly vandalized. Broken glass and debris cover the sand surface, and equipment has protruding hardware, rotten wood and broken parts.

Although few trees require removal, all trees and shrubs need major restorative maintenance.

---

**Major Site Issues:**

Numerous facilities require major maintenance and/or rebuilding. This park shows the inherent maintenance problem of chain-link fencing, rank weed and tree growth along the fence line.

The problem with the basketball courts is their remote location, partially hidden behind berms and plantings. This aggravates the park's vulnerability to vandalism.

The park's pedestrian access and circulation need study and possible redesign. Entry points at torn fence sections and undesignated paths indicate that present paths are not responding to user needs. The maintenance entrance needs an access control structure.

The use of barberry on berms in the playground entraps trash and creates maintenance problems.



Neighborhood: Allston/Brighton

Site Name: Galvin Park

Location: Lake and Foster Streets

Acreage: 8.2 A

Site Type: Playfield

DR

No.: AB-6

**Site Description:**

Galvin Park is a large rectangular playfield with abutting roads on three sides. It contains basketball courts, tennis courts, several ballfields and a playground. The eastern edge of the site slopes down from Foster Street, and very large shade trees grow along this end of Rogers Park Avenue and along the park's slope. Surrounding land uses are residential.

**Condition Assessments:**

The condition of the standard park built elements ranges from good to unusable. The sports lighting appears in good condition, as well as walls, curbs, stairs and catchbasins. There are some unusable benches and bleachers.

The athletic fields and courts are in fair to good condition, although the fields are badly worn in some areas.

Although the open-air shelter is structurally sound, the roof is in very poor condition.

The playground structures have deteriorated and are badly vandalized. Broken glass and debris cover the sand surface, and equipment has protruding hardware, rotten wood and broken parts.

Although few trees require removal, all trees and shrubs need major restorative maintenance.

**Major Site Issues:**

The moderately sloping hillside at Foster Street, the iron picket fence and large mature shade trees create a scenic backdrop to Galvin Park and provide an inviting park entrance from the east. However, a primary problem for the park and one that negatively impacts its visual character is inadequate maintenance coupled with vandalism. Numerous facilities require major maintenance and/or rebuilding. This park shows the inherent maintenance problem of chain link fencing: rank weed and tree growth along the fence line.

The problem with the basketball courts is their remote location, partially hidden behind berms and plantings. This aggravates the park's vulnerability to vandalism.





# DRAFT

The park's pedestrian access and circulation needs study and possible re-design. Entry points at torn fence sections and "desire lines" or undesignated paths indicate that present paths are not responding to park user's needs. The maintenance entrance needs an access control structure.

The use of barberry on berms in the playground area traps trash and creates areas that are very difficult to maintain.



# CITY OF BOSTON PARK EVALUATION

p. 5

SITE SUMMARY

A/B  
6

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Pedestrian circulation needs improvement: access points expressed in torn chain link fencing should be considered. Location of basketball & playground too remote for easy parking.
USE OF PLANT MATERIALS	Park can use additional plant materials, berms with shrubs are major maintenance requirement and have been very poorly maintained.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	No, wheel chairs can access through maintenance entry only
DRAINAGE CONDITION	Catch basins in field appear to work well, however some minor depressions are present & seem to be caused by compaction in heavily deteriorated areas of turf
DESIGN-RELATED MAINTENANCE ISSUES	Permed shrub beds, circumferential c.l. fence creates opportunity for vandalizer trees & weeds, no access control gates, not enough pedestrian access points create desire for broken glass everywhere, destroyed play structures, graffiti
VANDALISM	
VACANT PARCEL TO SOUTH, EAST	
VISIBILITY AND SAFETY:	Mostly good surveillance in however some hidden spaces: basketball playground
VISIBILITY INTO SPACE	Good
VISIBILITY OUT FROM SPACE	Good
HIDDEN CORNERS IN SPACE	Many in play structure area, behind berms & at basketball courts
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	Fair to poor
SPORTS FACILITIES	Fair to good
PLAYGROUNDS	Poor: needs major renovation: consideration should be given to moving it
BUILDINGS	Open air shelter in poor condition, needs new roof closer to edge of park,
NATURAL PARK ELEMENTS	Good, however a number of old large trees need removal.

## PRIMARY SITE ISSUES:

- ☐ PRIMARY PROBLEM IS LACK OF MAINTENANCE & VANDALISM. THE LATTER IS AGGRAVATED BY THE REMOTE LOCATION OF THE BASKETBALL COURT & PLAYGROUND. LANDSCAPE BERMS ALSO FURTHER CONTRIBUTE TO DIFFICULTY OF SURVEILLANCE BECAUSE THEY FURTHER OBSCURE VIEWS. SERIOUS CONSIDERATION A RELOCATE BASKETBALL AND PLAY AREA. ADDITIONAL PEDESTRIAN ACCESS POINTS AND PATHS SHOULD BE STUDIED.
- ☐ MAINTENANCE ACCESS IS NOT CONTROLLED
- ☐ ADDITIONAL TREE PLANTINGS, POSSIBLY WITH EVERGREENS ON HILLSIDE AND ALONG EDGE OF PLAYFIELDS. SHRUBS THAT CAN GROW INTO DENSE THicket SHOULD BE CONSIDERED ON SLOPES.





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

A/B  
6

p. 6

SITE NO.

	QUANTITY				MATERIALS										CONDITION							LOCATION		MISC.	
	AMOUNT	INADEQUATE #	ADEQUATE #		WOOD	CONCRETE	WOOD & CONCRETE	WOOD & METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNREPAIRABLE (SNOW)	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED		EVIDENCE OF HANDICAP ACCESSIBILITY
BENCHES, PARK	9																								
BICYCLE RACKS	1																								
BLEACHERS	2																								
BOLLARDS	3																								
CATCHBASINS																									
CURBS <i>Bit Caul.</i>																									
DRINKING FOUNTAINS	1																								
DUMPSTERS																									
FENCES <i>CHAIN LINK &amp; VICTORIAN PICKET</i>																									
GAME TABLES																									
LIGHTING																									
PEDESTRIAN:																									
PARKING/ROAD:																									
SPORTS	17																								
MONUMENTS																									
PICNIC TABLES																									
RAILINGS																									
RAMPS																									
SERVICE GATES																									
SIGNS, ENTRY																									
STAIRS																									
TRASH RECEPTACLES:	3																								
WALLS																									
WATER FEATURES <i>span 12/1/02</i>	1																								
OTHER																									

GRAFFITI

see report notes.





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

A/B  
6

SITE NO.

p. 7

	QUANTITY			MATERIALS										CONDITION								LOCATION		MISC.	
	AMOUNT	INADEQUATE #	ADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPRINKLING	FENCING PRESENT	
BASKETBALL:	2																								
SURFACE																									
BACKBOARD/HOOP																									
TENNIS:																									
BANGBOARD																									
FENCING																									
SURFACE																									
NET POLES	4																								
OTHER COURT:																									
BASEBALL:	1																								
BACKSTOP																									
INFIELD																									
OUTFIELD																									
LITTLE LEAGUE:	1																								
BACKSTOP																									
INFIELD																									
OUTFIELD																									
SOFTBALL:	1																								
BACKSTOP																									
INFIELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD	2																								
OTHER FIELD:																									
OTHER FACILITY:																									

COURTS

FIELDS

Large bare areas

first term cup  
bag  
or  
first term cup






## SITE NO.

[illegible]



# NATURAL PARK ELEMENTS



	QUANTITY	CONDITION	LOCATION	MISC.
TREES	97	EXISTS		
SHRUBS		QUANTITY		
TURF		EXACT COUNT		
GROUND COVER		ESTIMATED COUNT		
FLOWER BEDS		MAINTENANCE		
GROUND		REMOVAL		
CONTAINER		# COVERAGE		
WEED SPECIES		UNRATALE		
WOODS		WELL LOCATED		
PONDS		POORLY LOCATED		
STREAMS		APPROPRIATE		
SPECIAL ECOLOGICAL		UNRATALE		
FEATURE/AREA		UNRATALE		









# CITY OF BOSTON PARK EVALUATION

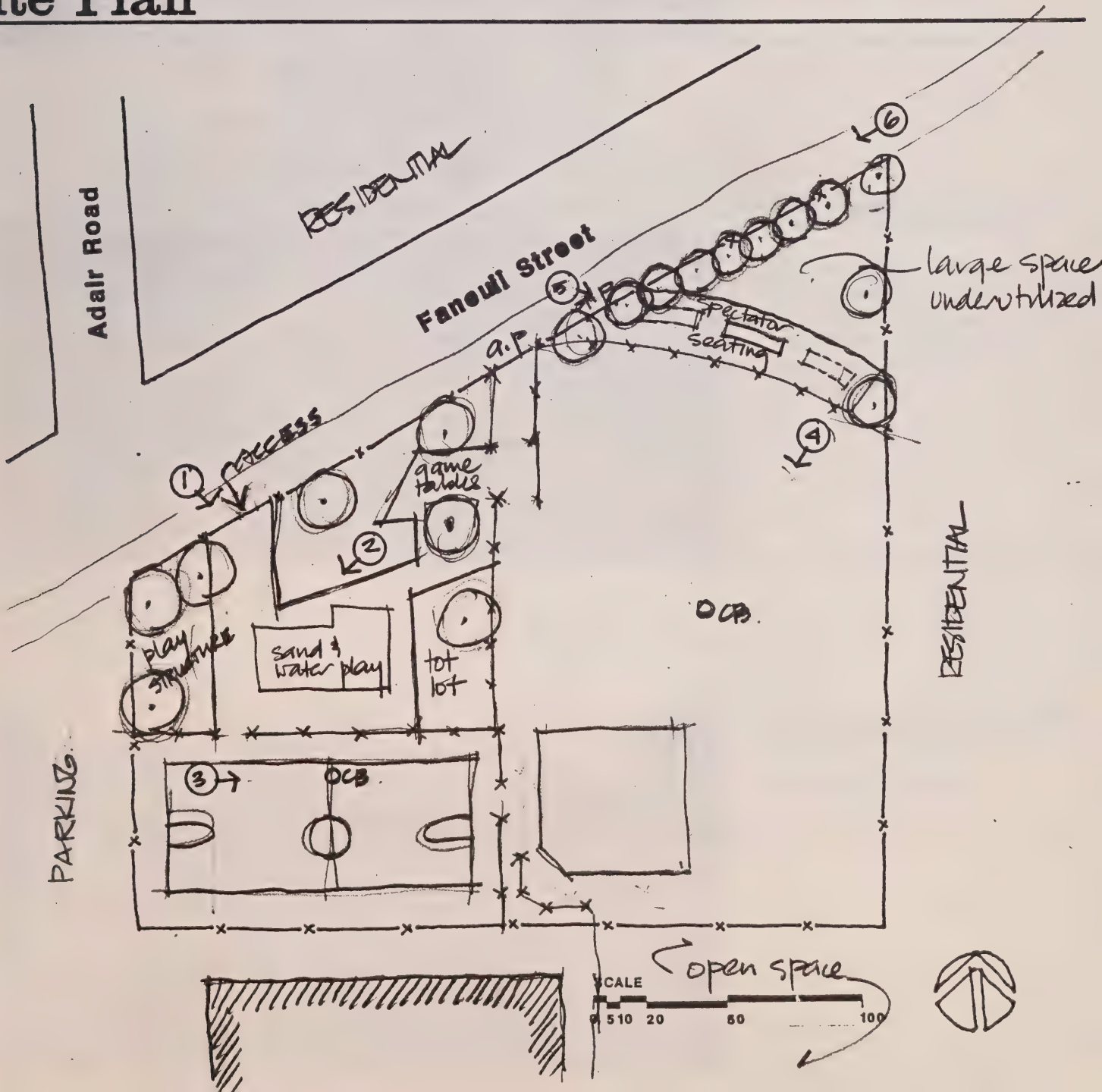
AB

7

SITE NO.

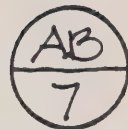
Neighborhood: ALLSTON / BRIGHTONSite Name: HARDIMAN PLAYGROUNDLocation: FANEUIL AND BRACKETTEvaluation Team: SAF & BITEvaluation Date: 3.17.87Surrounding Land Uses: high density residentialSite Type: PlaylotAcreage: 1.48 A.Weather Conditions:cold & cloudy

## Site Plan









SITE NO.

**Site Photograph 1**

Playground. Concrete equipment in good condition. Wood edging and play equipment either broken or of low play value.

**Site Photograph 2**

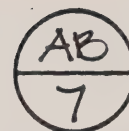
Timber play structure and concrete frogs (broken). Play surface in poor condition and unsafe.

**Site Photograph 3**

Basketball court.







SITE NO.

**Site Photograph 4**

View across ballfield  
to backstop.  
Back wall of buildings  
negatively impact  
character of site.

**Site Photograph 5**

Spectator seating  
with two bleachers  
missing.  
Underutilized space to  
left. Area used as  
animal run.

**Site Photograph 6**

Uninviting view of  
park from street. Does  
fence need to be so  
high?  
Trees in vigorous  
condition.





Neighborhood: Allston/Brighton  
Site Name: Hardiman Playground  
Location: Faneuil and Brackett Streets  
Acreage: 1.48 A Site Type: Playlot

**DRAFT**

No.: AB-7

**Site Description:**

Hardiman Playground is a small trapezoidal shaped park surrounded by a chain link fence with a playground, basketball court and little league field. A large unused open space is located behind the bleachers north of the ballfield. Surrounding land uses are residential.

**Condition Assessments:**

Overall, the standard park built elements are in poor to unusable condition. The catchbasins appear to be in good condition.

The sports facilities are generally in fair condition, with unusable backboard/hoops in the basketball court.

The playground is in deteriorated condition, with broken equipment, missing parts and very poor surface condition.

The trees are all in fair to good condition, but in need of maintenance. The turf is generally in good condition as well, needing routine maintenance such as overseeding and aerating.

**Major Site Issues:**

A combination of vandalism and inadequate maintenance has rendered this park almost unusable. The degraded condition of facilities and the unnecessarily high (8') chain link perimeter fence make the park uninviting despite the presence of some nice trees along Faneuil Street and in the playground. The condition of the park suggests the need for total renovation.

The problem of animal waste is a major one in this park.

The playground presently in very poor condition, is in the process of being redesigned and rebuilt.

The wood edging in the playground creates hard to mow grass areas. There is easy maintenance vehicle access, but no access control structure to prevent other vehicles from coming into the park.

The open space by the bleachers is underutilized and could be further defined and developed as a passive recreational area.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

7

SITE NO.

DESIGN CONSIDERATIONS:	BASIC ORGANIZATION OK, BUT PARK NEEDS TO BE COMPLETELY REBUILT.
LAYOUT/ORGANIZATION OF SPACE	
USE OF PLANT MATERIALS	WHAT EXISTS IS RELATIVELY HEALTHY, PARK NEEDS MORE TREES & ENCLOSURES TO SCREEN ADJACENT HOUSES.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	NO
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	wood edging in play area creates hard to mow areas
VANDALISM	graffiti, pulled down fencing, play table tops removed
VACANT PARCEL TO SOUTH, EAST	YES
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	GOOD
VISIBILITY OUT FROM SPACE	GOOD
HIDDEN CORNERS IN SPACE	NONE
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	POOR
SPORTS FACILITIES	Fair to poor condition
PLAYGROUNDS	deteriorated, w/ missing parts. Low play value
BUILDINGS	
NATURAL PARK ELEMENTS	fair to good

## PRIMARY SITE ISSUES:

- \* Park needs to be renovated.
- \* Bit can not good as play surface
- \* 8' chain link seems too high
- \* Open space by spectator seating under utilized
- \* Animal waste all over





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

AB p.6

7

SITE NO.

	QUANTITY		MATERIALS										CONDITION					LOCATION		MISC.				
	AMOUNT	ADADEQUATE #	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNRAVABLE	WELL LOCATED	POORLY LOCATED		INAPPROPRIATE	EV DANGEROUS	HANDICAP ACCESSIBILITY	
BENCHES, PARK	1																							
BICYCLE RACKS	1																							
BLEACHERS	3																							
BOLLARDS	1																							
CATCHBASINS	1																							
CURBS <i>wood edging</i>	1																							
DRINKING FOUNTAINS	1																							
DUMPSTERS	1																							
FENCES	1																							
GAME TABLES	1																							
LIGHTING	1																							
PEDESTRIAN:	1																							
PARKING/ROAD:	1																							
SPORTS	1																							
MONUMENTS	1																							
PICNIC TABLES	1																							
RAILINGS	1																							
RAMPS	1																							
SERVICE GATES	1																							
SIGNS, ENTRY	1																							
STAIRS	1																							
TRASH RECEPTACLES:	1																							
WALLS	1																							
WATER FEATURES	1																							
OTHER	1																							

*Lighted removed*





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

7

SITE NO.

	QUANTITY			MATERIALS			CONDITION					LOCATION			MISC.											
	AMOUNT	INADEQUATE #	ADADEQUATE #	SKINNED INFIELD	SODDED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SEATING PRESENT	FENCING PRESENT	
BASKETBALL:	1																									
SURFACE																										
BACKBOARD/HOOP	2																									
TENNIS:																										
BANGBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT:																										
BASEBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER FACILITY:																										

Some depressions  
need filling

65

COURTS

FIELDS





7

		QUANTITY	MATERIALS												CONDITION					LOCATION	MISC.					
		# BUILDINGS/ # PLAY GROUNDS	ADEQUATE #	INADEQUATE #	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATE	EVIDENCE OF VANDALISM	SEATING PRESENT	FENCING PRESENT	SAFETY PROBLEMS	EVIDENT	
BUILDINGS	RECREATION																									
	RESTROOM																									
	STORAGE																									
	OTHER																									
	PLAYGROUNDS (GENERAL)	1																								
PLAYGROUNDS	EQUIPMENT: concrete																									
	animals, wood structures																									
	SURFACE																									
	EDGING																									
	FENCING chain link																									
AGE DISTRIBUTION:		tot aged 9 older aged play equipment. Most is not very interesting play event. concrete & dirt core, surface very dangerous. Also broken equipment. NO ONE PROBLEM.																								

[illegible]



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

p. 9

7

SITE NO.

QUANTITY	CONDITION	LOCATION	MISC.
QUANTITY EXISTS	QUANTITY COUNT	ESTIMATED COUNT	MAINTENANCE REMOVAL
18	✓	✓	✓
TREES	✓	✓	✓
SHRUBS	✓	✓	✓
TURF	✓	✓	✓
GROUND COVER	✓	✓	✓
FLOWER BEDS	✓	✓	✓
GROUND	✓	✓	✓
CONTAINER	✓	✓	✓
WEED SPECIES	✓	✓	✓
WOODS	✓	✓	✓
PONDS	✓	✓	✓
STREAMS	✓	✓	✓
SPECIAL ECOLOGICAL FEATURE/AREA	✓	✓	✓

Park is barren & can use more plantings.  
 along fencing.









# CITY OF BOSTON PARK EVALUATION

AFB  
8  
SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: HOBART ST. PLAY AREA

Site Type: Playlot

Location: HOBART AND RANELEGH

Acreage: 0.6 A.

Evaluation Team: CAF & BTH

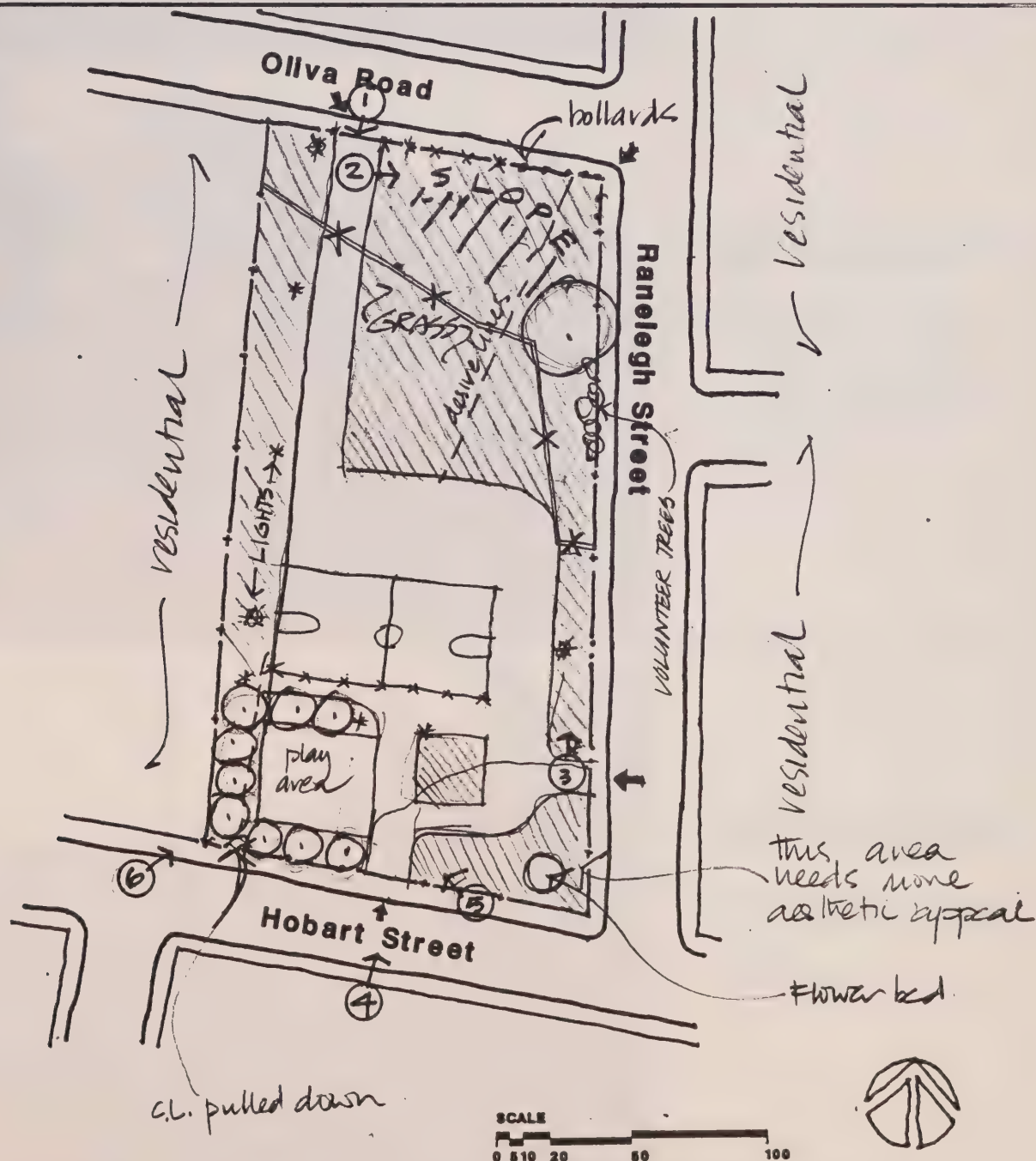
Weather Conditions:

Evaluation Date: 3.17.87.

cloudy

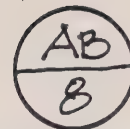
Surrounding Land Uses: Residential

## Site Plan









SITE NO.

**Site Photograph 1**

View down slope and into park. Shows typical neighborhood.

**Site Photograph 2**

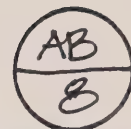
Shows how bollards serve as effectively as chain link fence to define boundary and control vehicular access.

**Site Photograph 3**

Slope showing "desire lines" or undesignated paths. Topography makes grassed area difficult to use.







**SITE NO.**



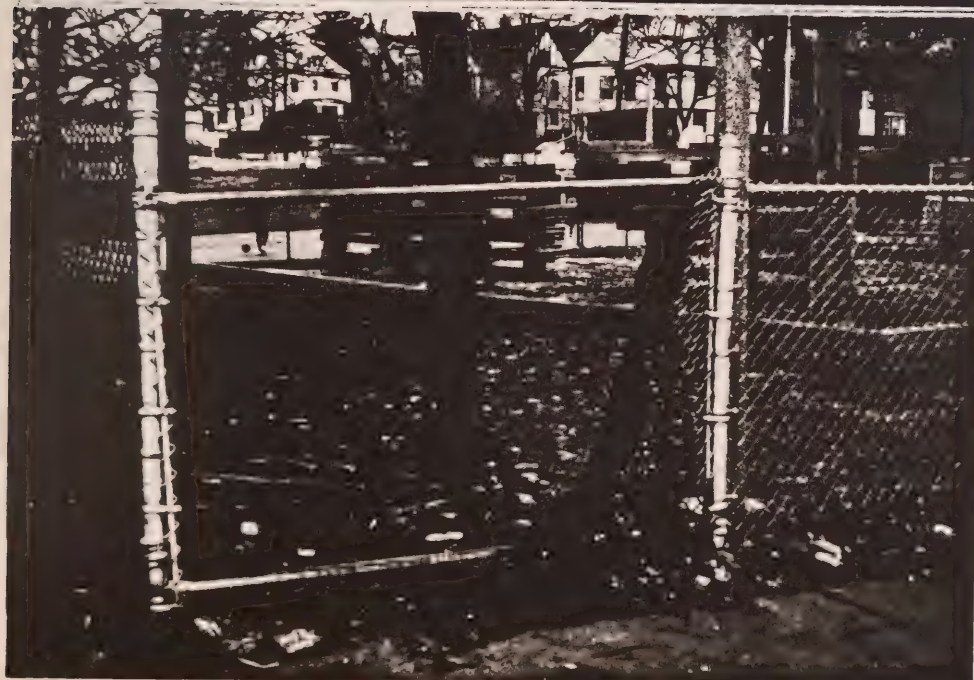
### **Site Photograph 4**

Maintenance access point.  
Other vehicles can  
enter also.  
This photo shows all  
the main park features.



### **Site Photograph 5**

Timber play structure  
and graffiti.  
Norway maples vigorous  
and contribute to  
character of park.



### **Site Photograph 6**

Short cut through  
fence. Despite  
compaction, the trees  
are doing well.





DRAFT

Neighborhood: Allston/Brighton

Site Name: Hobart Street Play Area

No.: AB-8

Location: Hobart and Ranelegh Road

Acreage: 0.6 A

Site Type: Playlot

**Site Description:**

Hobart Street Play Area is a half-acre rectangular shaped park that abuts three roads in a residential area. The park is almost entirely enclosed by a five-foot chain link fence. There is a playground, basketball courts and a stickball court area. There is also a sloping grassed area at the northern park edge.

**Condition Assessments:**

The standard park built elements are in fair to good condition, with the exception of four lights that are unusable.

The basketball courts are in good condition except for one unusable backboard/hoop. The playground is in fair to good condition. Glass and trash in the sand present safety and visual problems. The playground edge is too close to the climbing structures, also posing a safety hazard.

The few trees in the park are all in fair to good condition, needing routine maintenance. The turf is also in good condition.

**Major Site Issues:**

Two desire lines - one into the park from the northeast corner and one into the park from a pulled down fence section in the southwest corner - indicate that the park's access points are not adequately responding to neighborhood need. Otherwise the general layout of park facilities is good.

Weeds and numerous volunteer trees have grown within the chain link fence where mowing is impossible. This growth greatly detracts from the overall appearance of the park.



DR

The opening in the fence at the top of the north slope and the use of bollards suggests a good alternative to fence where vehicular control is the primary need.

The small flowerbed at the corner of Ranelegh and Hobart Streets responds to a need for a focal planting at this intersection. However, its scale is too small to adequately provide the kind of strong, colorful visual announcement the park needs.

Additional groves of plantings including evergreens for year-round color would enhance the now somewhat barren appearance of the grassy northern slope.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AB P.5

8

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Access points to park not responsive to where people come from.
USE OF PLANT MATERIALS	Shade trees around playground. Needs more in other areas.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	W.C. accessible to site but playground not.
DRAINAGE CONDITION	adequate although no C.B. evident. MH functioning as D.I.
DESIGN-RELATED MAINTENANCE ISSUES	weeds & volunteer trees along fence. Downer trees.
VANDALISM	3 lights. fence down, graffiti, but not heavy vandalism.
VACANT PARCEL TO SOUTH, EAST	No.
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	none
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	fair to good
SPORTS FACILITIES	good
PLAYGROUNDS	fair
BUILDINGS	-
NATURAL PARK ELEMENTS	fair

## PRIMARY SITE ISSUES:

- ☒ Is chain link fence necessary?
- ☒ Circulation - access points not responding to context.
- ☒ Corner of Hobart & Ranaleigh needs more visual appeal - focal point.
- ☒ grass slope by Olivia Road - needs planting - evergreens?
- ☒ play - additional equipment to provide for greater age span.
- ☒ needs resurfacing (sand). Needs repair & replacement of missing parts.
- ☒ Animal waste. one over park.





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

AB p.6

8

SITE NO.

	QUANTITY				MATERIALS										CONDITION							LOCATION		MISC.	
	AMOUNT	ADEQUATE #	INADEQUATE #	CONCRETE	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVAPORATION HANDICAP		AVAILABILITY
BENCHES, PARK	5																								
BICYCLE RACKS																									
BLEACHERS																									
BOLLARDS	8																								
CATCHBASINS	0																								
CURBS																									
DRINKING FOUNTAINS																									
DUMPSTERS																									
FENCES																									
GAME TABLES	2																								
LIGHTING																									
PEDESTRIAN:	8																								
PARKING/ROAD:																									
SPORTS	2																								
MONUMENTS	0																								
PICNIC TABLES	0																								
RAILINGS																									
RAMPS	0																								
SERVICE GATES	0																								
SIGNS, ENTRY	0																								
STAIRS	0																								
TRASH RECEPTACLES:	1																								
WALLS																									
WATER FEATURES	0																								
OTHER	0																								

at access points water into





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

AB P.7  
8  
SITE NO.

	QUANTITY		MATERIALS		CONDITION										LOCATION		MISC.								
	AMOUNT	IN ADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPECTATOR SEATING	FENCING		
BASKETBALL:	2																								
SURFACE																									
BACKBOARD/HOOP	3																								
TENNIS:																									
BANGBOARD																									
FENCING																									
SURFACE																									
NET POLES																									
OTHER COURT:																									
Still ball ?	1																								
BASEBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
LITTLE LEAGUE:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
SOFTBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD																									
OTHER open grass field: (see above)																									
OTHER FACILITY:																									

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

AB p.8

ACCESS, CIRCULATION  
AND PARKING

8

SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
# BUILDINGS/PLAYGROUNDS	WOOD	EXCELLENT		
INADEQUATE #	METAL	GOOD		
ADEQUATE #	WOOD	FAIR		
	METAL & WOOD	POOR		
	CONCRETE	UNUSABLE		
	SAND	POORLY LOCATED		
	BARK MULCH	WELL LOCATED		
	ASPHALT	POOR		
	OTHER	UNUSABLE		
	EXCELLENT	POORLY LOCATED		
	GOOD	WELL LOCATED		
	FAIR	POOR		
	POOR	UNUSABLE		
	WELL LOCATED	POORLY LOCATED		
	APPROPRIATENESS	WELL LOCATED		
	EVIDENCE OF	POORLY LOCATED		
	UNUSABLE	WELL LOCATED		
	SEATING PRESENT	POORLY LOCATED		
	FENCING PRESENT	WELL LOCATED		
	SAFETY PROBLEMS	POORLY LOCATED		
		WELL LOCATED		
		POOR		
		UNUSABLE		
		POORLY LOCATED		
		WELL LOCATED		
		POOR		
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		UNUSABLE		
		POORLY LOCATED		
		WELL LOCATED		
		POOR		
		UNUSABLE		
		POORLY LOCATED		
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NATURAL PARK  
ELEMENTS

AD p.9  
8  
SITE NO.

[illegible]









# CITY OF BOSTON PARK EVALUATION

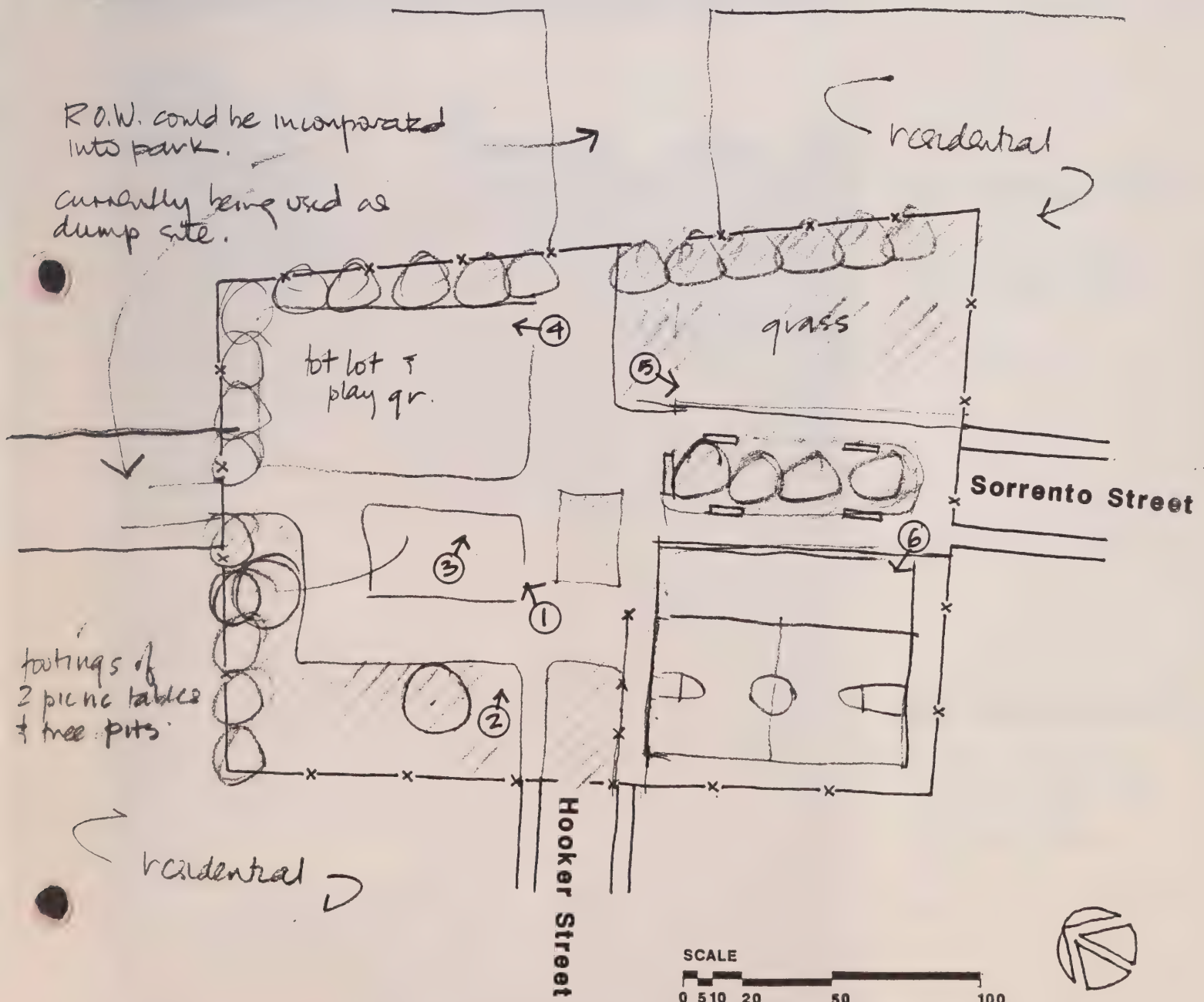
AB

9

SITE NO.

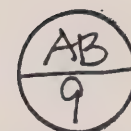
Neighborhood: ALLSTON/BRIGHTONSite Name: HOOKER ST. PLAYGRD.Site Type: PlaygroundLocation: SORRENTO, HOOKER, GODDARDAcreage: 1.0AEvaluation Team: BH & SFWeather Conditions:Evaluation Date: 3.16.87cold & cloudySurrounding Land Uses: Residential

## Site Plan









**SITE NO.**



### **Site Photograph 1**

Playground.



### **Site Photograph 2**

View into center of park. Shows graffiti, broken benches, glass.

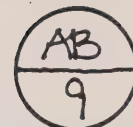


### **Site Photograph 3**

Concrete foundations for picnic tables and empty tree pits. Light with missing globe. R.O.W. access through fence.







SITE NO.

**Site Photograph 4**

Typical trees at edge of playground. Badly needs removal of dead wood.

**Site Photograph 5**

Access from Sorrento Street. Trees contribute to character of space. Open space to left used for free play.

**Site Photograph 6**

Basketball.



Neighborhood: Allston/Brighton

Site Name: Hooker Street Playground

Location: Sorrento, Hooker and Goddard Streets

Acreage: 1.0 A

Site Type: Playlot

**DRAFT**

No.: AB-9

**Site Description:**

Hooker Street Playground is a small rectangular shaped neighborhood park located at the ends of four dead-end residential streets. The park has a playground and basketball court located diagonally from one another, leaving two open grassed areas. The larger green area is used for informal ball games, and the smaller area was once heavily planted with trees, now almost all of which are dead.

**Condition Assessments:**

This park is in very deteriorated condition, extremely vandalized and poorly maintained. The standard park built elements are in fair to unusable condition. Globes on lights are missing, many wood slats on benches are missing and bollards are bent.

The basketball court is in good condition, with the exception of one unusable backboard/hoop. The playground, composed of the traditional swings, slides, and climbing equipment is in fair condition. There is some broken equipment and exposed reinforcing rods. The sand surface is in poor condition, and needs to be replenished. There is much broken glass throughout.

Of the trees that remain in the park, only one needs removal. All others are in great need of pruning. None of the guy wires and hoses were removed from the park's trees, causing them to die back. Their sprouts are now quite large and some of them need to be removed and the trees shaped.

**Major Site Issues:**

Hooker Street Playground can potentially be a very inviting park situated as it is within the neighborhood at the juncture of several residential streets. However, its many pieces of broken park furniture, concrete foundations with no picnic tables, graffiti, broken glass and trees in stress give the park an abandoned quality.

Vandalism is a major concern here. Apparently there is considerable use of the park for drinking. Although the park is bounded by residences, it has minimal street frontage, and this makes the park harder to police.





DRAFT

The two rights-of-way to the northeast and northwest of the park are currently being used as dump sites, further degrading the character of both park and neighborhood. If these two areas were able to be incorporated into the park it would add 25% to the park area and eliminate areas that belong neither to private residences or to the public park.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AB P.5

9

SITE NO.

DESIGN CONSIDERATIONS:	INVESTIGATE
LAYOUT/ORGANIZATION OF SPACE	INCORPORATING ROW, into park design (which is basically good). see below.
USE OF PLANT MATERIALS	what is left in nice; needs much replanting.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	Needs Ramps into park: <del>FOR</del> TWO DEERS PATHS
DRAINAGE CONDITION	O.K.
DESIGN-RELATED MAINTENANCE ISSUES	
VANDALISM	Drinking in park at night; broken benches; broken glass, graffiti.
VACANT PARCEL TO SOUTH, EAST	Residential
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	limited visibility from 2 dead end roads; 2 rows
VISIBILITY OUT FROM SPACE	good.
HIDDEN CORNERS IN SPACE	None
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	poor to unusable.
SPORTS FACILITIES	fair
PLAYGROUNDS	poor to unusable
BUILDINGS	none
NATURAL PARK ELEMENTS	very poorly maintained.

## PRIMARY SITE ISSUES:

- ☒ Redesign park to incorporate two vacant rights of way; would add 25% to park area.
- ☒ Maintenance!!! pruning of saplings to repair damage due by tree vines not being removed. Repair playground, especially dangerous play equipment! Park in need of total renovation of repair. Park in terrible condition
- ☐ Context is a very pleasant "neighborhood" crossroads setting - can be very nice. Is very much used by neighborhood.
- ☐ dumping of debris on row, leading to park.





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

AP p.6

9

SITE NO.

	QUANTITY		MATERIALS										CONDITION					LOCATION		MISC.	
	AMOUNT	ADEQUATE #	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED		EVIDENCE OF HANDICAP ACCESSIBILITY
BENCHES, PARK	17																				
BICYCLE RACKS																					
BLEACHERS																					
BOLLARDS	11																				
CATCHBASINS																					
CURBS																					
DRINKING FOUNTAINS																					
DUMPSTERS																					
FENCES																					
GAME TABLES	3																				
LIGHTING																					
PEDESTRIAN:																					
PARKING/ROAD:	5																				
SPORTS																					
MONUMENTS																					
PICNIC TABLES																					
RAILINGS																					
RAMPS																					
SERVICE GATES																					
SIGNS, ENTRY																					
STAIRS																					
TRASH RECEPTACLES:																					
WALLS																					
WATER FEATURES																					
OTHER																					

Handwritten notes: "MOST ARE PENT" and "around perimeter"





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

SITE NO.

9

	QUANTITY			MATERIALS										CONDITION				LOCATION				MISC.			
	AMOUNT	INADEQUATE #	ADAPTABLE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPEECHES	FENCING	PRESENT		
BASKETBALL:																									
SURFACE																									
BACKBOARD/HOOP																									
TENNIS:																									
BANGBOARD																									
FENCING																									
SURFACE																									
NET POLES																									
OTHER COURT:																									
BASEBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
LITTLE LEAGUE:																									
BACKSTOP																									
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SOFTBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD																									
OTHER FIELD:																									
OTHER FACILITY:																									

COURTS

FIELDS

graffiti

3

1

2

2



















# CITY OF BOSTON PARK EVALUATION

AB  
10

SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: JOYCE PLAYGROUND

Location: UNION

Evaluation Team: GF & BIT

Evaluation Date: 3.17.87

Surrounding Land Uses: Single family residential

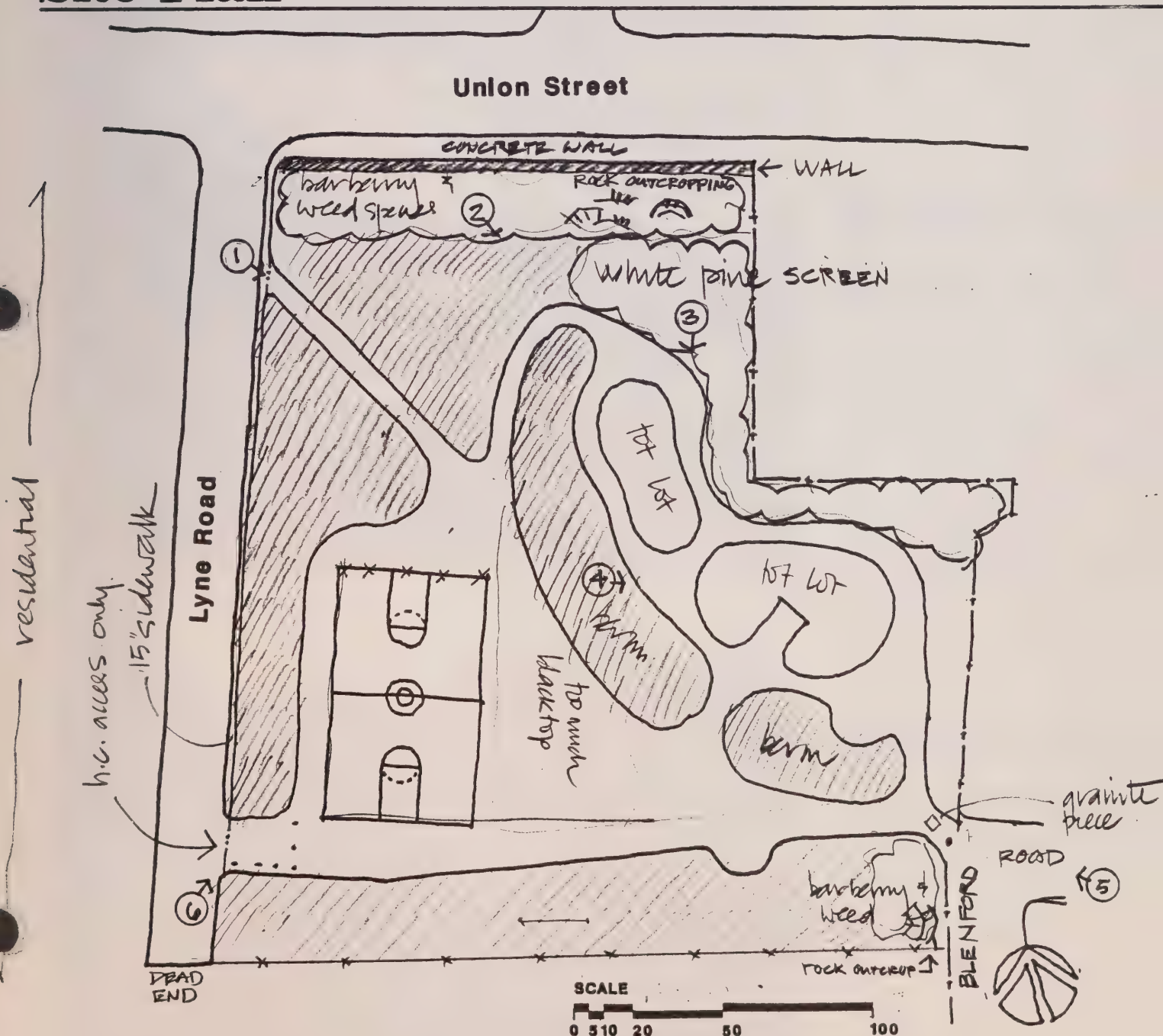
Site Type: playground

Acreage: 1.31A.

Weather Conditions:

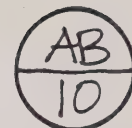
cal & cloudy

## Site Plan









SITE NO.

**Site Photograph 1**

View into park from  
Lyne Road.

**Site Photograph 2**

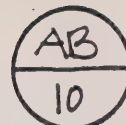
Playground with white  
pine screen.

**Site Photograph 3**

Graffiti on wall.  
Playground equipment  
in good condition.







SITE NO.

**Site Photograph 4****Site Photograph 5**

View into site. Shows granite piece at entrance, weed growth to left.

**Site Photograph 6**

Basketball/stickball area.





Neighborhood: Allston/Brighton

Site Name: Joyce Playground

Location: Union Street

Acreage: 1.31 A

Site Type: Playlot

**DRAFT**

No.: AB-10

**Site Description:**

Joyce Playground is a small park in a residential area with a playground, basketball court and area for stickball. There is chain link fence along park boundaries abutting residences and a wall along the Union Street edge. There is rock outcropping by the east park entry and behind the Union Street wall.

**Condition Assessments:**

The park is in good condition, and does not appear badly vandalized. The condition of the standard park built elements is fair to good. The catchbasin appears to be in good condition, from a visual assessment.

The condition of the sports facilities, the basketball court and stickball court area, is also fair to good. The playground is in good condition.

The natural elements are in fair to good condition and require routine maintenance. Pruning of trees and shrubs, and removal of weed species, is needed.

**Major Site Issues:**

The park has aged well, most of its components being in fair to good condition. Berms are well designed to separate the playground areas from the basketball court. The use of white pine to screen the adjacent residence to the northeast is not an ideal choice. It will need underplanting of shrubs once the pines grow taller and lose their bottom branches.

The park's Union Street edge presents a vacant lot appearance with rank growth of Ailanthus and Norway Maple amid a shrub bed by the wall. This uninviting face obscures and degrades a nice neighborhood park.

There is a great deal of bituminous concrete within the park, and seems upon initial observation to be excessive. However, it is possible that the area is often used for sports play.

There is a superfluous chain link fence along the park's east entry, where the bedrock outcropping would adequately serve to restrict and guide visitors to the park. There is both a bollard and granite block at this park's entry. The bollard alone would perform the function of controlling access.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

SITE NO.

AB P.5  
10

honeylocust as shade tree - could use more.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	good, asphalt looks excessive, but used for stickball.
USE OF PLANT MATERIALS	pine good screen, but will get leggy, barberry - impossible to maintain
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	limited to access at end of Lyne Rd.
DRAINAGE CONDITION	good
DESIGN-RELATED MAINTENANCE ISSUES	barberry - hard to clean out
VANDALISM	graffiti, in general minimal, evidence of fire
VACANT PARCEL TO SOUTH, EAST	
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good visibility from 2 sides, poor from Union St.
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	play tunnel
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	good
SPORTS FACILITIES	fair
PLAYGROUNDS	good
BUILDINGS	-
NATURAL PARK ELEMENTS	good, except removal of weed species & pruning

## PRIMARY SITE ISSUES:

- ☒ Park has aged well.
- ☒ Fire by dog owners very evident, altho sand clean in playground
- ☒ White pine screen will need underplanting
- ☒ Invasion of weed species a major problem along edge
- ☒ Union street lane of park untrendily, a barrier - 3' wall
- ☒ Maintenance of trees & shrubs planting





AD p. 6

10

AD p. 6

10





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

10

SITE NO.

	QUANTITY		MATERIALS		CONDITION										LOCATION		MISC.								
	AMOUNT	ADEQUATE #	INADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNAVAILABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPECTATOR SEATING	FENCING	
BASKETBALL:																									
SURFACE																									
BACKBOARD/HOOP	2																								
TENNIS:																									
BANDBOARD																									
FENCING																									
SURFACE																									
NET POLES																									
OTHER COURT:																									
Stickball	1																								
BASEBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
LITTLE LEAGUE:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
SOFTBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD																									
OTHER FIELD:																									
OTHER FACILITY:																									

COURTS

FIELDS





## ACCESS, CIRCULATION AND PARKING

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	# BUILDINGS/ PLAYGROUNDS ADEQUATE EQUIP. ADEQUATE # INADEQUATE # ADEQUATE # METAL WOOD METAL & WOOD CONCRETE SAND BARK MULCH ASPHALT OTHER EXCELLENT GOOD FAIR POOR UNUSABLE WELL LOCATED POORLY LOCATED APPROPRIATENESS EVIDENCE OF HANDICAPS SEATING PRESENT FENCING PRESENT SAFETY PROBLEMS EVIDENT				
BUILDINGS					
RECREATION					
RESTROOM					
STORAGE					
OTHER					
PLAYGROUNDS (GENERAL)	1				
EQUIPMENT: 5 Slide, metal wall climbing, seesaw swing, slide & rubber mat	6				
SURFACE					
EDGING Sloped bottom under					
FENCING					
AGE DISTRIBUTION:					

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	UNUSABLE	BIT. CONCRETE (SNOW)	CONCRETE	STONE DUST / GRAVEL	OTHER
PEDESTRIAN ACCESS	WELL ORGANIZED	POORLY ORGANIZED	PRESENT LINES	RESPONDS TO	ACCESS POINTS
VEHICULAR ACCESS	ORGANIZATION	CONTEXT	ACCESS POINTS	ACCESS POINTS	VEHICLE CONTROL
MAINTENANCE ACCESS	ACCESS UNAVAILABLE	ACCESS UNAVAILABLE	NEARBY PARKING	AVAILABLE	PARKING ADEQUATE
ACCESS CONTROL:	ADROGUE	INDEQUATE	HANDICAP	PARKING POSTED	
PARKING					





# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

AB. p. 9  
10  
SITE NO.

	QUANTITY			CONDITION			LOCATION			MISC.
	EXISTS	EXACT COUNT	ESTIMATED COUNT	REMOVAL	# COVERAGE	UNRAVABLE (SNOW)	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	
TREES	X	210	36			X			X	white pine - leggy over time
SHRUBS	X					X				barberry vases trash - v. difficult to clean out
TURF	X									
GROUND COVER										
FLOWER BEDS										
GROUND										
CONTAINER										
WEED SPECIES	X									mulch trees along fence line & in shrub & tree planting
WOODS										
PONDS										
STREAMS										
SPECIAL ECOLOGICAL FEATURE/AREA	X									rock outcrop needs to be made more visible - contributes to character of site.









# CITY OF BOSTON PARK EVALUATION

AB

11

SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: MCKINNEY

Location: FANEULL ST

Evaluation Team: SF & BH

Evaluation Date: 3.17.87

Surrounding Land Uses: RESIDENTIAL

Site Type: Playground

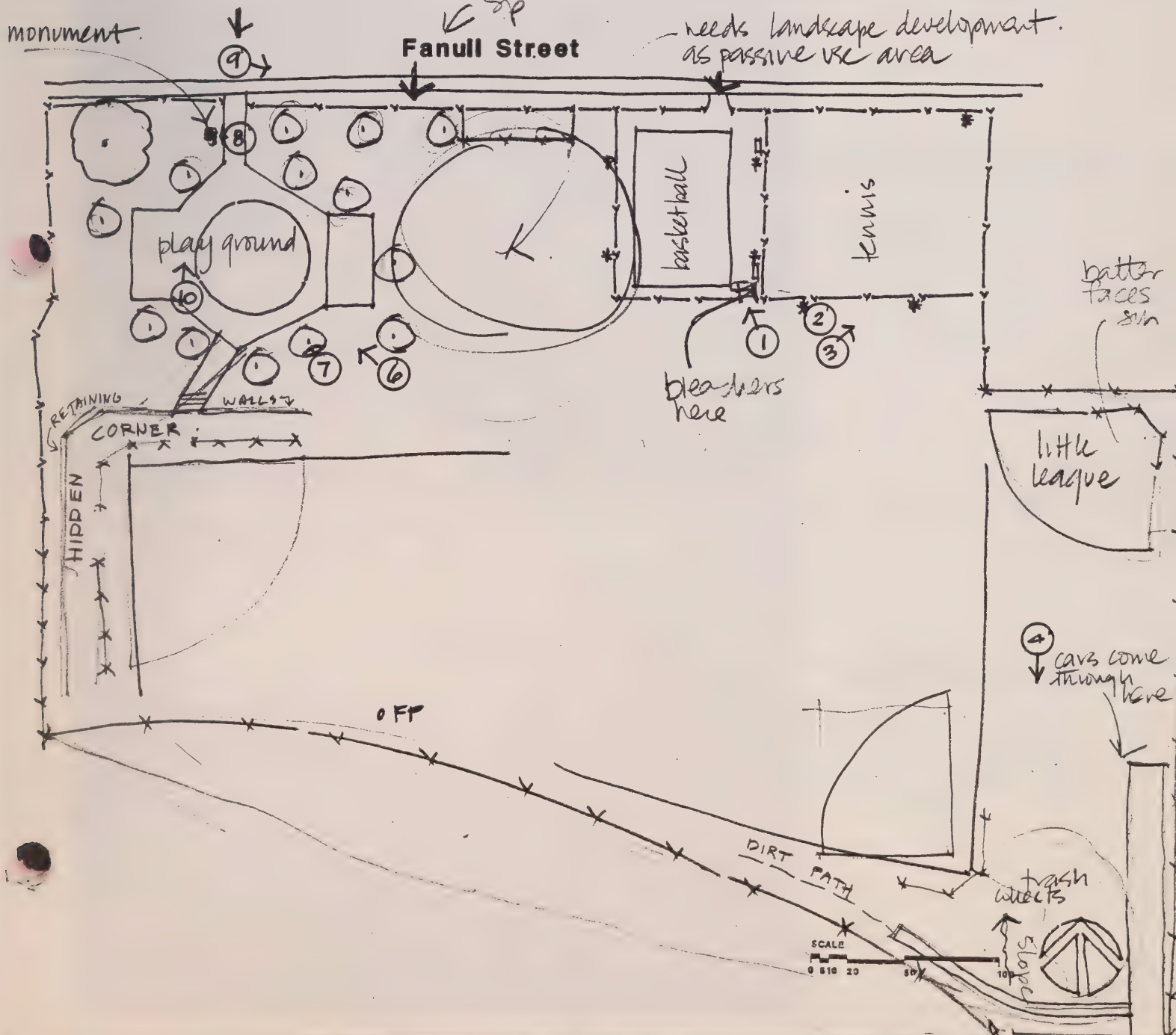
Acreage: 5.94A

Weather Conditions:

cold & cloudy

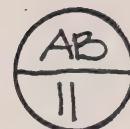
## Site Plan

subsidized housing









SITE NO.

**Site Photograph 1**

Basketball court.  
Bleachers moved to  
block entrance.  
Character of neighbor-  
hood in background.

**Site Photograph 2**

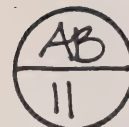
Remains of bench,  
and litter.

**Site Photograph 3**

Entrance to tennis  
courts. Courts in  
good condition, fence  
torn down.







SITE NO.

**Site Photograph 4**

Steep slope - wind-borne trash collects at base.  
Cars manage to enter site here.  
"Desire line" or undesignated path at right eroding slope.

**Site Photograph 5**

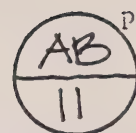
"Hidden corner" - vandalism and trash collection.  
Difficult to control grass and weeds at base of fence.

**Site Photograph 6**

Playground, showing swings and climbing timbers. Tree limbs used to build fires in trash receptacles.







SITE NO.

**Site Photograph 7**

Subsidence of pavement  
in play area.

**Site Photograph 8**

Memorial with graffiti.

**Site Photograph 9**

Edge of park on Faneuil  
Street. Is fence  
necessary? Does it  
have to be so high?



**Neighborhood:** Allston/Brighton  
**Site Name:** McKinney Playground  
**Location:** Faneuil Street  
**Acreage:** 5.94 A  
**Site Type:** Playground

---

---

**Site Description:**

McKinney Playground is a large, irregularly shaped site surrounded by residential development. It abuts a street only along its northern edge. The park contains basketball and tennis courts, baseball and little league fields, and a playground. The southeast corner of the site slopes steeply up to a parking area for the nearby church.

---

**Condition Assessments:**

The standard park-built elements vary greatly in condition. Elements that can better withstand vandalism, such as concrete walls, steps and sports lighting, are in good condition although covered with graffiti. Other elements are in fair to poor condition.

The basketball and tennis courts are in good condition, although fencing has been torn down. The ballfields are in fair condition, with badly worn turf in places.

The playground is in fair to good condition, although the play equipment has a low play value. There is broken glass in the sand.

None of the trees need removal, yet they suffer from lack of maintenance. Guy wires have not been removed, and trees have died back. Pruning is needed to re-establish good growing form.

---

**Major Site Issues:**

Lack of maintenance and vandalism have caused McKinney Playground to deteriorate, and this degraded condition dominates the character of the space. Several park areas appear to be drinking places, particularly the depressed dugout around the baseball field and the southeast sloped park area.

The chain-link fence along Faneuil Street requires maintenance. Its necessity along this entire street frontage is questionable.

The grade of the park's southeast slope causes a significant maintenance problem because it is too steep to mow.





Neighborhood: Allston/Brighton  
Site Name: McKinney Playground

Location: Faneuil Street

Acreage: 5.94 A Site Type: Playground



No.: AB-11

**Site Description:** McKinney Playground is a large irregularly shaped site surrounded by residential development. It abuts a street only along its northern edge. The park contains basketball and tennis courts, baseball and little league fields, and a playground. The southeast corner of the site slopes steeply up to a parking area for the nearby Catholic Church.

**Condition Assessments:** The standard park built elements vary greatly in condition. Elements that can better withstand vandalism, such as concrete walls, steps and sports lighting, are in good condition although graffiti-covered. Other elements are in fair to poor condition.

The basketball and tennis courts are in good condition, although fencing has been torn down. The ballfields are in fair condition, with badly worn turf in places.

The playground is in fair to good condition, although the play equipment has a low play value. There is broken glass in the sand.

None of the trees need removal, yet they suffer from lack of maintenance. Guy wires have not been removed, and trees have died back. Pruning is needed to re-establish good growing form.

**Major Site Issues:** Lack of maintenance and vandalism have caused McKinney Playground to deteriorate, and this degraded condition dominates the character of the space. Several park areas appear to be drinking places, particularly the depressed dug-out around the baseball field and the southeast sloped park area.

The chain link fence along Faneuil Street requires maintenance. Its necessity along this entire street frontage is questionable.

The grade of the park's southeast slope causes a significant maintenance problem because it is too steep to mow.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AB p.5  
11  
SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	major elements well organized; PLAYFIELD ARE EFFICIENTLY LAYED-OUT. BASKET BALL BASIC trees around edge. trees in clumps add more interest such as around playground.
USE OF PLANT MATERIALS	
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	NO.
DRAINAGE CONDITION	low spots need filling. in grass areas.
DESIGN-RELATED MAINTENANCE ISSUES	steep slope at entrance - hard to maintain. Grass strip between fence and fence, graffiti, glass fines, trees - a severe problem. Fertilizer. ST
VANDALISM	
VACANT PARCEL TO SOUTH, EAST	
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	mostly good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	soccer diamond below eye level. Cannot see from street.
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	poor to fair
SPORTS FACILITIES	fair to good
PLAYGROUNDS	fair to good
BUILDINGS	-
NATURAL PARK ELEMENTS	fair

## PRIMARY SITE ISSUES:

- ☒ Is fencing necessary along Fertilizer ST?
- ☒ Access from Leominster V steep - erosion. Also can access possible. Undeveloped area dumped here
- ☒ Vehicular access needs restriction
- ☒ Maintenance (lack of) & vandalism deteriorating park & dominating character of space.
- ☒ PEDESTRIAN ACCESS DOES NOT LINK PARK ELEMENTS.





## STANDARD PARK BUILT ELEMENTS

AB p. 6

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # INADEQUATE #	ADEQUATE # UNSATISFACTORY WOOD CONCRETE WOOD & CONCRETE METAL STONE BRICK CHAIN LINK VINYL CHAIN OTHER BIT. CONCRETE EXCELLENT GOOD FAIR POOR UNUSABLE UNREPAIRABLE WELL LOCATED (SNOW) POORLY LOCATED APPROPRIATE HANDICAPPED ACCESSIBILITY			
BENCHES, PARK	8	X	4	X	GRAFTING, CARVING DASHED
BICYCLE RACKS	-				
BLEACHERS	5	X X	2 Z I	X	
BOLLARDS	-				
CATCHBASINS	1				
CURBS		X	X		
DRINKING FOUNTAINS	2	X	X	X	
DUMPSTERS					
FENCES		X			N.E.D.FENCE AROUND PLAYGROUND
GAME TABLES					
LIGHTING					
PEDESTRIAN:					
PARKING/ROAD:					Tennis & basketball
SPORTS	2	X	Z	X	
MONUMENTS	1	X	I		
PICNIC TABLES					
RAILINGS					
RAMP					
SERVICE GATES					
SIGNS, ENTRY					
STAIRS	1				
TRASH RECEPTACLES:	2	X X	I	X	
WALLS		X	Z	X	graffiti;
WATER FEATURES					
OTHER					





SITE NO.









# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

AB p.9  
11  
SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	51	EXISTS		
SHRUBS				
TURF				
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				Along Fences.
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				









# CITY OF BOSTON PARK EVALUATION

AB

12

SITE NO.

Neighborhood: ALLSTON / BRIGHTON

Site Name: PENNIMAN ST. PLAY AREA

Location: PENNIMAN AND HANO

Evaluation Team: SF & BIT

Evaluation Date: 3.10.87

Surrounding Land Uses: Residential; Industrial

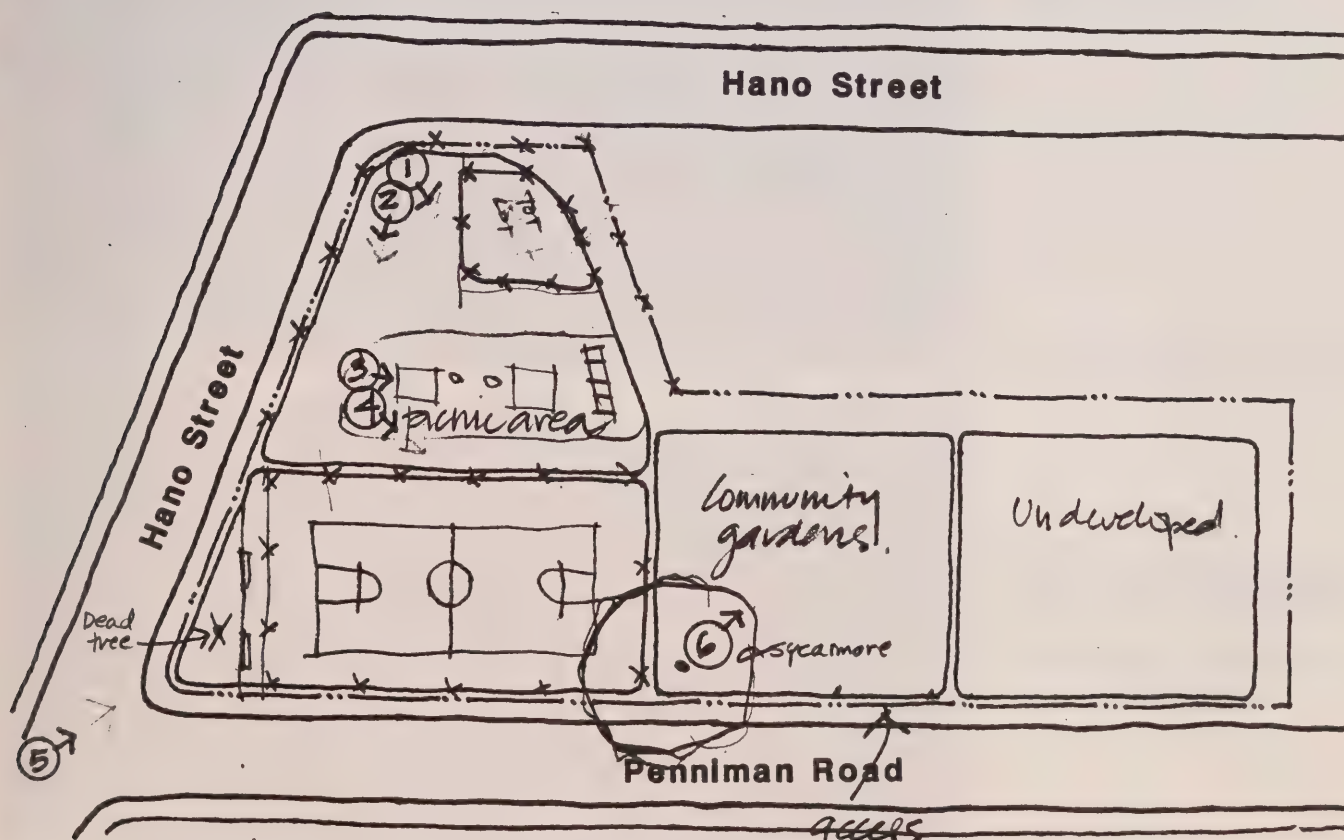
Site Type: play lot & community gardens

Acreage: 0.94 A.

Weather Conditions:

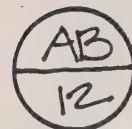
Cold & cloudy

## Site Plan









SITE NO.

**Site Photograph 1**

Playground, showing  
fencing and curbing.

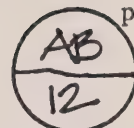
**Site Photograph 2**

View out towards  
Hano Street.

**Site Photograph 3**

Vandalism: burning of  
picnic tables.





SITE NO.

**Site Photograph 7**

Basketball court.

**Site Photograph 8**

Penniman Road.  
One good Sycamore on  
right.

**Site Photograph 9**

Community gardens.





**Neighborhood:** Allston/Brighton  
**Site Name:** Penniman Street Play Area  
**Location:** Penniman Road and Hano Street  
**Acreage:** 0.94 A  
**Site Type:** Playlot

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**Site Description:**

Penniman Street Play Area is a small trapezoidal park surrounded by a chain-link fence with a playground and basketball court that abut a community garden to the northeast. The park is almost entirely paved with the exception of two trees and a small patch of grass. Residential and industrial uses surround the park.

---

**Condition Assessments:**

The standard park-built elements are generally in fair to poor condition. The catchbasins appear to be in good condition.

The basketball court is in good condition. The playground is in fair condition, with a need for additional surface material. The metal climbing structure is too close to the fence, posing a safety hazard. Although the equipment is in good condition, it offers little play value.

One tree is in good condition, needing only maintenance. The second tree is dead and should be removed. The park's turf is in poor condition.

---

**Major Site Issues:**

The major issue of this park is that it is almost entirely paved with asphalt, giving it a bleak and uninviting character. Adding more trees and improving the condition of the turf would make this a much more welcome and pleasant place. The park has also suffered from a considerable degree of vandalism.

The one tree in good condition is a magnificent sycamore. Although it shades the gardens somewhat, it is the most outstanding scenic feature of the space and should be preserved.



Neighborhood: Allston/Brighton

Site Name: Penniman Street Play Area

Location: Penniman Road and Hans Street

Acreage: 0.94 A Site Type: Playlot

**DRAFT**

No.: AB-12

**Site Description:**

Penniman Street Play Area is a small trapezoidal shaped park surrounded by a chain link fence with a playground and basketball court that abuts a community garden to the northeast. The park is almost entirely paved with the exception of two trees and a small patch of grass. Residential and industrial uses surround the park.

**Condition Assessments:**

The standard park built elements are generally in fair to poor condition. The catchbasins appear to be in good condition.

The basketball court is in good condition. The playground is in fair condition, with a need for additional surface material. The metal climbing structure is too close to the fence, posing a safety hazard. Although the equipment is in good condition, it offers little play value.

One tree is in good condition, needing only maintenance. The second tree is dead and should be removed. The park's turf is in poor condition.

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The major issue of this park is that it is almost entirely paved with asphalt, giving it a bleak and uninviting character. More trees and improving the condition of the turf would make this a much more welcome and pleasant place. The park has also suffered from a considerable degree of vandalism.

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# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AB p.5

12

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Simple but appropriate.
USE OF PLANT MATERIALS	1 tree (dead) - cycad - magnificent tree; needs green.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	NO curb cuts for sidewalk
DRAINAGE CONDITION	good
DESIGN-RELATED MAINTENANCE ISSUES	
VANDALISM	graffiti, burned picnic table, melted vinyl c.l.
VACANT PARCEL TO SOUTH, EAST	—
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	—
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	poor - some good.
SPORTS FACILITIES	good
PLAYGROUNDS	fair - climbing frame too close to fence; not very interesting play elements
BUILDINGS	—
NATURAL PARK ELEMENTS	—

## PRIMARY SITE ISSUES:

- bleak, needs planting - color, variety
- too much pavement - needs more green to contrast with preponderance of paved surfaces
- community gardens look well-used. If additional not needed perhaps perhaps develop an additional park facilities.





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

SITE NO.

APB p.6  
12

	QUANTITY		MATERIALS										CONDITION					LOCATION		MISC.			
	AMOUNT	ADEQUATE #	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNRATALE	WELL LOCATED (SNOW)	POORLY LOCATED		APPROPRIATELY LOCATED	EV. DANGEROUS	HANDICAP ACCESSIBILITY
BENCHES, PARK	5																						
BICYCLE RACKS	1																						
BLEACHERS	1																						
BOLLARDS	1																						
CATCHBASINS	2																						
CURBS																							
DRINKING FOUNTAINS	1																						
DUMPSTERS	1																						
FENCES	1																						
GAME TABLES																							
LIGHTING																							
PEDESTRIAN:	1																						
PARKING/ROAD:	1																						
SPORTS	1																						
MONUMENTS	1																						
PICNIC TABLES	2																						
RAILINGS																							
RAMPS	1																						
SERVICE GATES	1																						
SIGNS, ENTRY	1																						
STAIRS	1																						
TRASH RECEPTACLES:	1																						
WALLS																							
WATER FEATURES	1																						
OTHER	1																						

along HAND ST.

vandals have burned VINYL COATING OFF Fencing.

2





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

AD p.7

12

SITE NO.

	QUANTITY		MATERIALS										CONDITION								LOCATION		MISC.		
	AMOUNT	ADEQUATE #	INADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPECTATOR SEATING		FENCING	
BASKETBALL:																									
SURFACE																									
BACKBOARD/HOOP																									
TENNIS:																									
BANGBOARD																									
FENCING																									
SURFACE																									
NET POLES																									
OTHER COURT:																									
BASEBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
LITTLE LEAGUE:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
SOFTBALL:																									
BACKSTOP																									
INFIELD																									
OUTFIELD																									
FOOTBALL: FIELD																									
SOCCER: FIELD																									
OTHER FIELD:																									
OTHER FACILITY:																									

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

AB p.8

ACCESS, CIRCULATION  
AND PARKING

12

SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
# BUILDINGS/PLAYGROUNDS	WOOD	EXCELLENT		
ADEQUATE #	METAL	GOOD		
INADEQUATE #	CONCRETE	FAIR		
	SAND	POOR		
	BARK MULCH	UNUSABLE		
	ASPHALT	WELL LOCATED		
	OTHER	POORLY LOCATED		
		APPROPRIATELY LOCATED		
		EVIDENCE OF VANDALISM		
		SEATING PRESENT		
		FENCING PRESENT		
		SAFETY PROBLEMS		
RECREATION				
RESTROOM				
STORAGE				
OTHER				
PLAYGROUNDS (GENERAL)				
EQUIPMENT: total -				
Swings & metal climbing structure: none				
SURFACE				
EDGING				
FENCING				
AGE DISTRIBUTION:				

to gardens

climber too close to fence. Need 6-10" of new sand.

too close to climber.

SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
EXCELLENT	STONE CONCRETE	RESPONDS TO	ACCESS UNUSABLE	PARKING ADEQUATE
GOOD	BIT. CONCRETE (SNOW)	ORGANIZED	VEHICLE ACCESS	PARKING ADEQUATE
FAIR	CONCRETE	DESIGNED	VEHICLE CONTROL	PARKING ADEQUATE
POOR	OTHER	PRESENT LINES	VEHICLE ACCESS	PARKING ADEQUATE
UNUSABLE	GRAVEL	ORGANIZATION	VEHICLE ACCESS	PARKING ADEQUATE
UNUSABLE	STONE DUST	RESPONDS TO	VEHICLE ACCESS	PARKING ADEQUATE
PEDESTRIAN CIRCULATION				
VEHICULAR CIRCULATION				
PEDESTRIAN ACCESS				
VEHICULAR ACCESS				
MAINTENANCE ACCESS				
ACCESS CONTROL:				
PARKING on street only				





NATURAL PARK  
ELEMENTS

AB p.9  
12  
SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	2	EXISTS	POORLY LOCATED	beautiful sycamore tree shades gardens somewhat, but should not be removed.
SHRUBS	1	MAINTENANCE	APPROPRIATE	
TURF	1	REMOVAL	UNRATABLE	
GROUND COVER		# COVERAGE	WELL LOCATED	
FLOWER BEDS		UNRATABLE (SNOW)	UNRATABLE	
GROUND		50%	POORLY LOCATED	
CONTAINER			APPROPRIATE	
WEED SPECIES			UNRATABLE	along fences.
WOODS			WELL LOCATED	
PONDS			APPROPRIATE	
STREAMS			UNRATABLE	
SPECIAL ECOLOGICAL FEATURE/AREA			UNRATABLE	









# CITY OF BOSTON PARK EVALUATION

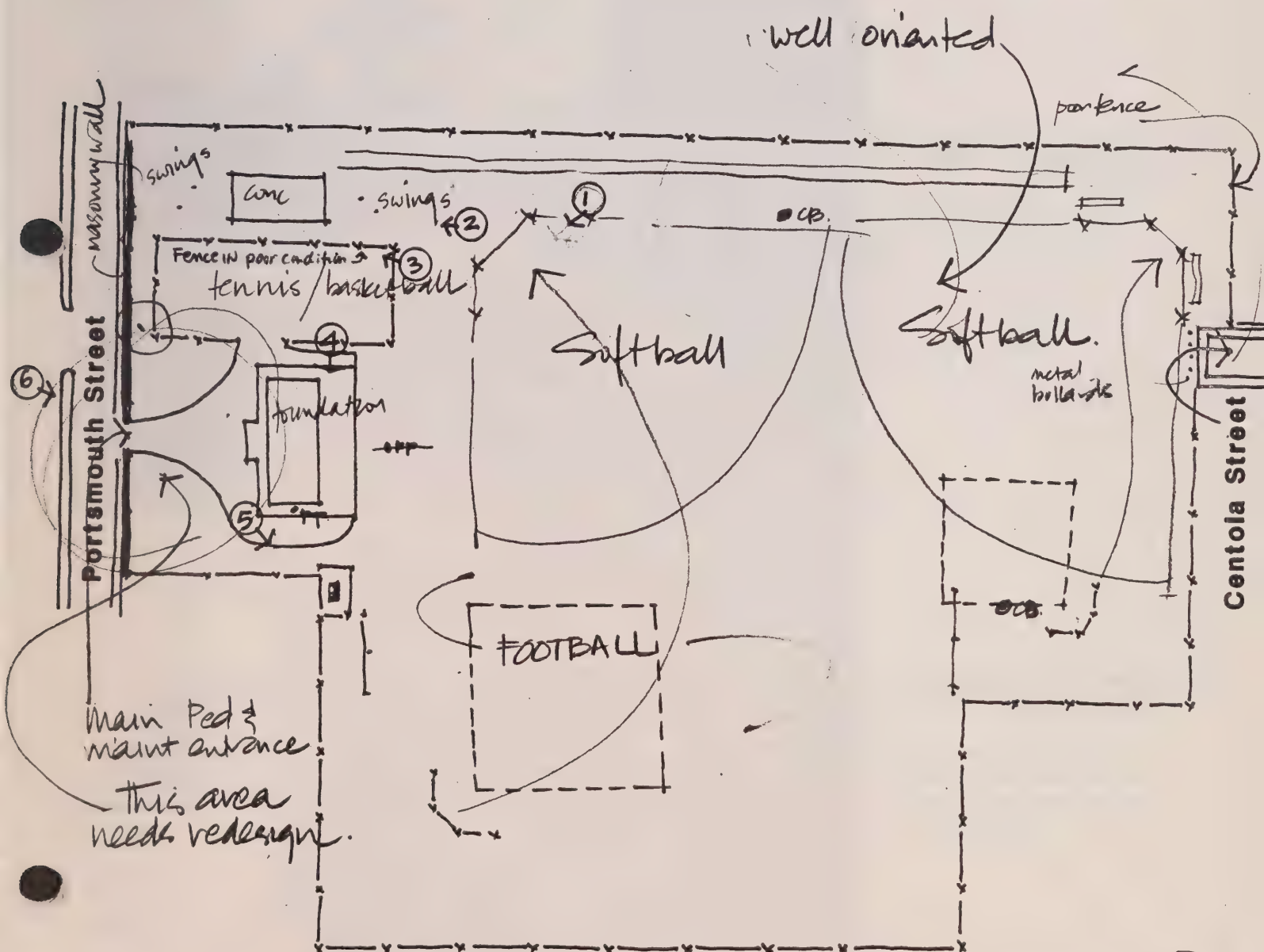
AB

13

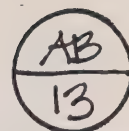
SITE NO.

Neighborhood: ALSTON/BRIGHTONSite Name: PORTSMOUTH ST. PLAYGRD.Location: PORTSMOUTH ST.Evaluation Team: LW, SF, BH, GWEvaluation Date: 3/16/87Surrounding Land Uses: Business, Industrial, Some ResidentialSite Type: PLAYGROUNDAcreage: 4.29 A.Weather Conditions: Clear;  
NO SNOW COVER

## Site Plan

SCALE  
0 20 40 60 80 100





SITE NO.

**Site Photograph 1**

Backstop and bleachers  
for softball.  
Houses typical of  
neighborhood.

**Site Photograph 2**

Swings and bench.  
Concrete foundation.

**Site Photograph 3**

The only trash  
receptacle on site.  
Fence in very poor  
condition.







SITE NO.

**Site Photograph 4**

Typical bleachers  
and fountain in park.

**Site Photograph 5**

Football field.  
Concrete foundation in  
foreground.

This is main entrance.  
It needs planting to  
provide interest, shade.

**Site Photograph 6**

Entrance to park from  
Portsmouth Street.  
Concrete block as  
access control.  
Wall adds character to  
site. Some visibility  
problems with wall,  
however.



Neighborhood: Allston/Brighton  
Site Name: Portsmouth Street Playground  
Location: Portsmouth Street  
Acreage: 4.29 A Site Type: Playground

**DRAFT** No.: AB-13

**Site Description:**

Portsmouth Street Playground is a large, open, nearly treeless active recreational park with a basketball court, softball fields and a football field which doubles as a soccer field. There is a very minimal playground area. A foundation indicates that there was once a building on the site. The park is bounded on three sides by a chain link fence, and on the Portsmouth Street side by a masonry wall. Surrounding land uses are residential, industrial and commercial.

**Condition Assessments:**

Overall, the standard park built elements are in good condition. However, the fences are in fair to poor condition and the drinking fountain is unusable.

The basketball court is in good condition, replacing a former tennis court, and the sports fields are in fair to good condition.

The swings, the only equipment in the playground, are in good condition.

Vegetation other than turf on the sports fields is limited to five trees at the perimeter, most probably volunteers and all in fair to good condition, but requiring maintenance.

**Major Site Issues:**

This park provides major opportunities for field sports. The park appears rather barren because of the absence of tree plantings. There is opportunity at both sides of the main entrance to enrich the experience of entering a park and soften the flat, open area with groves of trees. This area is dominated by the foundation of the former recreation building. It is the central focus of the park's entry and confuses the purpose of this area.

Although the swings are in good condition, there is no other playground equipment and this gives the play area an abandoned appearance.





DR  
Parking, access and visibility are all critical concerns here. The entrance off Market Street leads one into a reserved parking lot. The entrance from Portsmouth Street is through an opening in the wall partially obstructed by a large concrete block. The wall limits visibility out from the park and reportedly causes safety problems for children running from the park toward the street. The street appears to have little parking available for when games are in progress. Development of limited on-site parking should be explored.

An alternative to the concrete block presently serving as the access control structure would improve the park's appearance and facilitate maintenance vehicle entry.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AD P.5

13

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Lacks a focal point, planting, no personal scale, layout v. basic.
USE OF PLANT MATERIALS	Minimal. Park needs additional plantings.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	No access from Portsmouth St. too steep; no internal paved circulation.
DRAINAGE CONDITION	Fair, no major problems evident.
DESIGN-RELATED MAINTENANCE ISSUES	
VANDALISM	spray painting of surfaces
VACANT PARCEL TO SOUTH, EAST	—
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	Limited to the 2 access points: wall blocks view into park by squad car.
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	YES CORNERS OF PARK ONLY VISIBLE FROM OPPOSITE ENTRY POINT.
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	
SPORTS FACILITIES	overall good condition except fencing around basketball old & poor
PLAYGROUNDS	inadequate
BUILDINGS	—
NATURAL PARK ELEMENTS	Limited to 5 trees at perimeter

## PRIMARY SITE ISSUES:

Large grassed space offers possibility of variety of sports uses  
Road frontage limited to Portsmouth St.

Main access from Portsmouth St. block & uninviting - needs improvement

Both accesses lack sense of entrance. Entrance off Market St. confuses - leads one into reserved parking lot

Need for improved play ground / hit facilities & probably better basketball

Lack of parking on site, limited nearby parking

non-passive use area - POTENTIAL TO DEVELOP PASSIVE USE AREA UNREALIZED

Building foundation area appears abandoned, unclear purpose - central focus from Portsmouth St. entrance





# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

APB p.6

13

SITE NO.

	QUANTITY		MATERIALS										CONDITION					LOCATION		MISC.			
	AMOUNT	ADAPTABLE #	WOOD	WOOD & CONCRETE	WOOD & METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED		APPROPRIATENESS	AVAILABILITY	ACCESSIBILITY
BENCHES, PARK	1																						
BICYCLE RACKS	1																						
BLEACHERS	2																						
BOLLARDS <small>large concrete blocks</small>	9																						
CATCHBASINS	2																						
CURBS	1																						
DRINKING FOUNTAINS	1																						
DUMPSTERS	1																						
FENCES	1																						
GAME TABLES	1																						
LIGHTING	1																						
PEDESTRIAN:	1																						
PARKING/ROAD:	1																						
SPORTS	11																						
MONUMENTS	1																						
PICNIC TABLES	1																						
RAILINGS	1																						
RAMPS	1																						
SERVICE GATES	1																						
SIGNS, ENTRY	1																						
STAIRS	1																						
TRASH RECEPTACLES:	1																						
WALLS	1																						
WATER FEATURES	1																						
OTHER	1																						

*inappropriate for public use.*

*abutting priv. property.*





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

AP p.7

13

SITE NO.

COURTS	QUANTITY			MATERIALS										CONDITION				LOCATION		MISC.			
	AMOUNT	INADEQUATE #	ADEQUATE #	STONE DUST	ASPHALT	METAL	GRASS	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SEATING PRESENT	FENCING PRESENT	
BASKETBALL:	1																						
SURFACE																							
BACKBOARD/HOOP																							
TENNIS: has been removed and replaced by basket-ball																							
BANGBOARD																							
FENCING																							
SURFACE																							
NET POLES																							
OTHER COURT:																							
BASEBALL:																							
BACKSTOP																							
INFELD																							
OUTFIELD																							
LITTLE LEAGUE:																							
BACKSTOP																							
INFELD																							
OUTFIELD																							
SOFTBALL:																							
BACKSTOP																							
INFELD																							
OUTFIELD																							
FOOTBALL: FIELD																							
SOCCER: FIELD																							
OTHER FIELD:																							
OTHER FACILITY:																							

Fencing very poor  
Painted with  
graffiti

Large field and  
portable goal





**BUILDINGS AND  
PLAYGROUNDS**

**ACCESS, CIRCULATION  
AND PARKING**

## ACCESS, CIRCULATION AND PARKING

existing walks function well.

APB

p. 8

13

some business parking lots

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	UNUSABLE	BIT. CONCRETE	CONCRETE	STONE DUST/ GRAVEL	OTHER
PEDESTRIAN ACCESS	UNUSABLE	WELL ORGANIZED	DESIGNATED PARKING LINES	ORGANIZATION RESPONDS TO ACCESS POINTS	ACCESS POINTS EASY TO FIND
VEHICULAR ACCESS	UNUSABLE	WELL ORGANIZED	DESIGNATED PARKING LINES	ORGANIZATION RESPONDS TO ACCESS POINTS	ACCESS POINTS EASY TO FIND
MAINTENANCE ACCESS	UNUSABLE	WELL ORGANIZED	DESIGNATED PARKING LINES	ORGANIZATION RESPONDS TO ACCESS POINTS	ACCESS POINTS EASY TO FIND
ACCESS CONTROL:	UNUSABLE	WELL ORGANIZED	DESIGNATED PARKING LINES	ORGANIZATION RESPONDS TO ACCESS POINTS	ACCESS POINTS EASY TO FIND
PARKING	UNUSABLE	WELL ORGANIZED	DESIGNATED PARKING LINES	ORGANIZATION RESPONDS TO ACCESS POINTS	ACCESS POINTS EASY TO FIND

**AGE DISTRIBUTION:**

PEDESTRIAN CIRCULATION	PEDESTRIAN CIRCULATION
VEHICULAR CIRCULATION	VEHICULAR CIRCULATION
PEDESTRIAN ACCESS	PEDESTRIAN ACCESS
VEHICULAR ACCESS	VEHICULAR ACCESS
MAINTENANCE ACCESS	MAINTENANCE ACCESS
ACCESS CONTROL:	<i>bikes.</i>
PARKING	<i>PARKING NO outside parking.</i>



NATURAL PARK  
ELEMENTS

13

	QUANTITY	CONDITION	LOCATION	MISC.	
	EXISTS	QUANTITY EXACT COUNT	ESTIMATED COUNT	MAINTENANCE REMOVAL # COVERAGE UNRATALE (SNOW) POORLY LOCATED APPROPRIATENESS QUANTIFIABLE EVIDENCE OF ENVIRONMENTAL DAMAGE	
TREES	X	5	5	X	area is q
SHRUBS					
TURF	X				some weeds condition
GROUND COVER					
FLOWER BEDS					
GROUND					
CONTAINER					
WEED SPECIES	X				along fence
WOODS					
PONDS					
STREAMS					
SPECIAL ECOLOGICAL FEATURE / AREA					.









# CITY OF BOSTON PARK EVALUATION

AB

14

SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: RINGER PLAYGROUND

Location: ALLSTON AND GRIGGS

Evaluation Team: CF, BH, GW, EV

Evaluation Date: 3/16/87

Surrounding Land Uses: Residential, School.

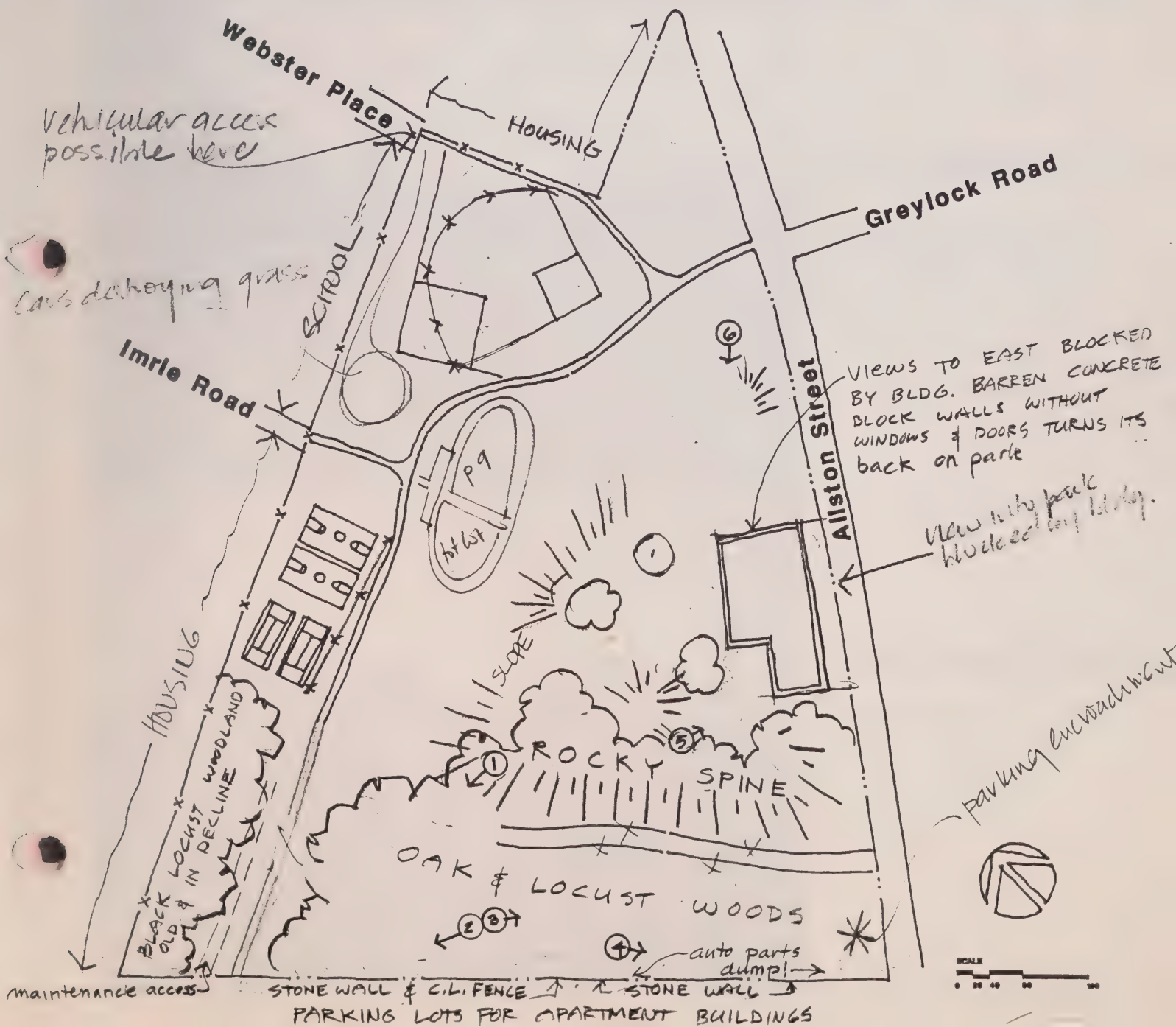
Site Type: Multipurpose park

Acreage: 12.38A.

Weather Conditions:

cloudy

## Site Plan







AB  
14

SITE NO.



#### Site Photograph 4

Natural area near parking lot, place where there is no fence. Dumping a problem here.



#### Site Photograph 5

West End House to left. Building blocks views in and out, intrudes into natural area of park.

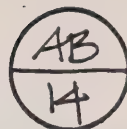


#### Site Photograph 6

West End House.







SITE NO.

**Site Photograph 1**

View down hill shows main access route through site and typical lighting.

**Site Photograph 2**

Typical view out from park towards apartment buildings and parking to southwest. Poor interface, with no access points.

**Site Photograph 3**

Informal path through natural grove of locust trees. Has great potential if selectively pruned and planted.





Neighborhood: Allston/Brighton

Site Name: Ringer Playground

Location: Allston Street and Griggs Place

Acreage: 12.38 A

Site Type: Multi-Purpose Park

DRAFT

No.: AB-14

**Site Description:**

Ringer Playground is a large park with basketball and tennis courts, a little league field and a playground. It also exhibits extensive areas of natural woodlands and significant rocky outcroppings with distant views to the north and east. Abutting the park is a parking lot, recreational building, school and housing. The surrounding land use is residential.

**Condition Assessments:**

Overall, the standard park built elements are in fair to poor condition, with the exception of the park benches which are in good condition and several broken and unusable lights.

The basketball and tennis courts, and the little league field, are in fair to good condition. The ballfield turf needs refurbishing. Renovations to the little league field and basketball courts are planned by the city.

The play equipment in the playground is in fair condition with the exception of the swing, which is in poor condition, exhibiting a loose concrete footing. The playground is scheduled to be renovated.

The planted trees are all in fair to good condition and need maintenance. Guy wires are damaging trees and need to be removed. The woodland is in a degraded condition, with quite a few old black locust trees in decline. There is some graffiti on the rock outcrops. The turf of the natural area is in good condition.

**Major Site Issues:**

Ringer Playground's outstanding scenic and ecological feature is its rolling topography punctuated with rocky outcrops. However, this key element had little influence on the siting of facilities, most particularly the playground area. Re-location of the playground at the bottom of the slope should be investigated to facilitate accessibility and help to restore the visual integrity of this part of the site. A massive drainage system and retaining walls have been necessitated by its placement mid-slope.



DEPT

A major visual problem for the park is the construction of the West End House on Allston Street, intruding on the park's natural landscape, blocking views and making park surveillance more difficult.

Vandalism and vehicular damage are also major concerns. Vehicles are driving over the site, compacting soil and digging up turf. Construction materials have also been dumped and there is much broken glass and an abandoned car on site. A vehicular barrier is planned by the city to prevent driving into the park.

At present there are two parallel southwest entrances, a maintenance entrance and a dirt path foot entrance. Consideration should be given to simplifying access by combining these to make a larger, more welcome entrance into the park while maintaining vehicular access control.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AB p.5

14

SITE NO.

building not oriented toward park - no windows or doors.

DESIGN CONSIDERATIONS:	location of building obtrusive & obscures view from high point.
LAYOUT/ORGANIZATION OF SPACE	sports & play facilities confined to one area, rest of site left alone - natural.
USE OF PLANT MATERIALS	shade trees near sports & play, missing facility. very few evergreen trees.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	PLANTING OF TREES HAVE NOT BEEN USED WELL.
BARRIER FREE DESIGN	no access to play area, existing topography a barrier to most of site.
DRAINAGE CONDITION	generally good soil percolation CB's need cleaning out.
DESIGN-RELATED MAINTENANCE ISSUES	old blocks view from road into park. small areas of grass near play structure.
VANDALISM	paint on rocks, dumping, abandoned car, trash all over, <sup>broken glass</sup> in woodlands.
VACANT PARCEL TO SOUTH, EAST	—
VISIBILITY AND SAFETY:	LOCATION OF BUILDING BLOCKS VISIBILITY INTO PARK. HIGH AREAS ARE HARD TO SURVEY.
VISIBILITY INTO SPACE	V. poor due to topo. of site. Only one side w/ road, all other sides residential.
VISIBILITY OUT FROM SPACE	excellent view from high points to western and parts of downtown Boston.
HIDDEN CORNERS IN SPACE	many amongst rocks & veg. & behind rec. Bldg.

CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	fair to poor.
SPORTS FACILITIES	fair to good.
PLAYGROUNDS	poor - safety issues, lack of maintenance.
BUILDINGS	—
NATURAL PARK ELEMENTS	planted trees fair.

## PRIMARY SITE ISSUES:

- topographic & natural woodlands outstanding feature of park - needs removal of deadwood & selective thinning: Needs more planting w/ focus on composition.
- access inadequate - pedestrian & visual.
- vehicular access should be prevented - not designed for cars - park used <sup>built as</sup> for car dumping & joy riding.
- play ground poorly located on hillside - drainage & retaining walls required.
- difficult uninviting access. - walls have no small lawn areas - difficult maint.
- inappropriate use of park - trash & dumping.





	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # INADEQUATE #	WOOD CONCRETE WOOD & METAL METAL STONE BRICK CHAIN LINK VINYL CHAIN LINK BIT. CONCRETE OTHER EXCELLENT GOOD FAIR POOR UNUSABLE UNRATABLE WELL LOCATED POORLY LOCATED EVIDENCE OF HANDICAP ACCESSIBILITY			
BENCHES, PARK	7	X	7		recently painted
BICYCLE RACKS	2		2		
BLEACHERS		X			
BOLLARDS		X			at entrances
CATCHBASINS	4		X		
CURBS	1		1		keeps running
DRINKING FOUNTAINS	1	X			
DUMPSTERS	1				paving soft back
FENCES	2	X	2		
GAME TABLES					shoe box 4 ton
LIGHTING					
PEDESTRIAN:	4 20 20	X	16 4	X	
PARKING/ROAD:				X	
SPORTS	8		8		
MONUMENTS					
PICNIC TABLES					
RAILINGS					
RAMP					
SERVICE GATES					
SIGNS, ENTRY					
STAIRS	3	X	3		access to tot lot
TRASH RECEPTACLES:	1		1		L
WALLS		X			starting to fall over
WATER FEATURES					
OTHER BEQ	3	X	3		





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

AB p.7

14

SITE NO.

	QUANTITY			MATERIALS										CONDITION								LOCATION				MISC.	
	AMOUNT	INADEQUATE #	ADEQUATE #	SKINNED	SODDED	STONE DUST	ASPHALT	METAL	GRASS	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATE	EVIDENCE OF	LANDSLIDE	LIGHTING	TEAM SEATING	SPRING	FENCING	PRESENT	
BASKETBALL:	2																										
SURFACE																											
BACKBOARD/HOOP																											
TENNIS:	4																										
BANGBOARD	2																										
FENCING																											
SURFACE																											
NET POLES																											
OTHER COURT:																											
BASEBALL:																											
BACKSTOP																											
INFELD																											
OUTFIELD																											
LITTLE LEAGUE:	1																										
BACKSTOP																											
INFELD																											
OUTFIELD																											
SOFTBALL:																											
BACKSTOP																											
INFELD																											
OUTFIELD																											
FOOTBALL: FIELD																											
SOCCER: FIELD																											
OTHER FIELD:																											
OTHER FACILITY:																											

COURTS

FIELDS

yes BUT destroyed!

POOR CONDITION

need matts, two need rim straitened

one needs now net.

50%

2

2

✓

✓

✓





# CITY OF BOSTON PARK EVALUATION

## BUILDINGS AND PLAYGROUNDS

AB p.8

## ACCESS, CIRCULATION AND PARKING

14

SITE NO.

BUILDINGS	PLAYGROUNDS	EQUIPMENT: timber climbing structures Sided steel climbing	# BUILDINGS / PLAYGROUNDS	MATERIALS										CONDITION	LOCATION	MISC.													
				ADEQUATE #	INADEQUATE #	ADEQUATE #	INADEQUATE #	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH				ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	INAPPROPRIATE	EVIDENCE OF VANDALISM	FENCING PRESENT
RECREATION																													
RESTROOM																													
STORAGE																													
OTHER																													
PLAYGROUNDS (GENERAL)	2																												
EQUIPMENT: timber climbing structures																													
Sided steel climbing																													
SURFACE																													
EDGING																													
FENCING																													
AGE DISTRIBUTION:			2nd to 4th graders																										

[illegible]





NATURAL PARK  
ELEMENTS

415 p.9

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.							
	EXISTS	QUANTITY EXACT COUNT	ESTIMATED COUNT	MAINTENANCE REMOVAL	# COVERAGE	UNSATURABLE WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATENESS	SUITABILITY OF LANDSCAPE	EVIDENCE OF VANDALISM	
TREES	X		25*			X			X		any wire need removal
SHRUBS	X										
TURF	X										
GROUND COVER	X										
FLOWER BEDS											
GROUND											
CONTAINER											
WEED SPECIES	X										
WOODS	X										
PONDS											
STREAMS											
SPECIAL ECOLOGICAL FEATURE/AREA	X								X		graph

valley out crops &  
willing to pay for day









# CITY OF BOSTON PARK EVALUATION

A/B  
15

SITE NO.

Neighborhood: ALLSTON/BRIGHTON

Site Name: SHUBOW PARK

Location: COMMONWEALTH & SIDLAW

Evaluation Team: SP & PH

Evaluation Date: 3.19.87

Surrounding Land Uses: Residential

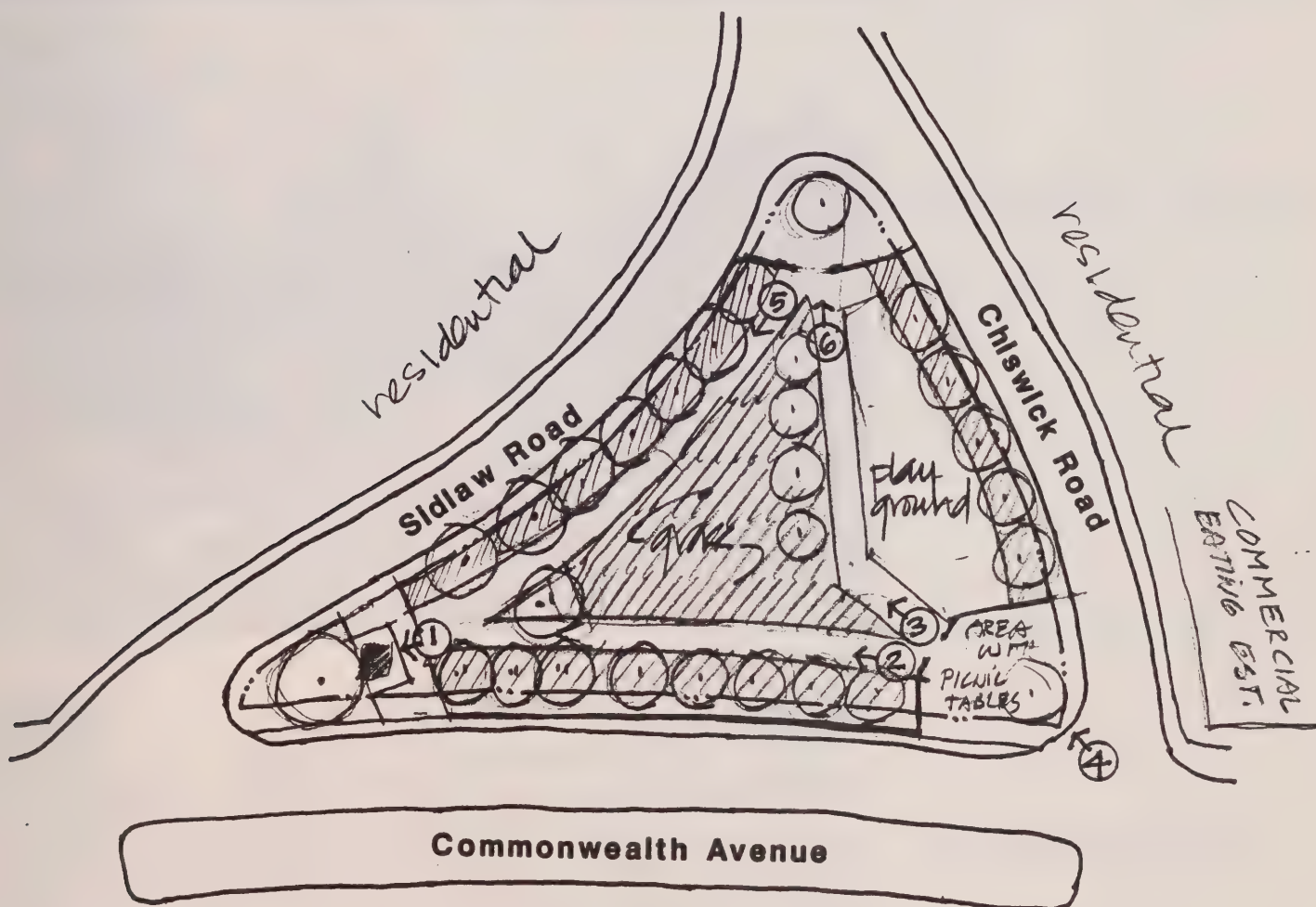
Site Type: Playlot

Acreage: 0.6 A.

Weather Conditions:

Sunny, cold

## Site Plan



SCALE  
0 10 20 40 100







AB  
15

SITE NO.



### Site Photograph 1

Monument. Bed behind is planted with groundcover that has not done well.



### Site Photograph 2

Trees to right - fine specimens of Cherry trees.



### Site Photograph 3

New playground in good condition. Typical neighborhood behind.







SITE NO.

**Site Photograph 4**

Main entrance to park  
showing benches and  
tables with seating.

**Site Photograph 5**

View of park showing  
trees.

**Site Photograph 6**

An entrance showing  
area to be replanted  
where Junipers have  
died.



Neighborhood: Allston/Brighton

Site Name: Shubow Park

No.: AB-15

Location: Commonwealth Avenue and Sidlaw Road

Acreage: 0.6 A

Site Type: Playlot

Site Description:

Shubow Park is a small triangular parcel adjacent to Commonwealth Avenue that has recently been renovated. It contains a playground and a grassed area with several picnic tables and park benches. The parcel is enclosed by a linear tree planting and a steel picket fence. Surrounding land uses are residential.

Condition Assessments:

The standard park built elements and the playground are all in good to excellent condition.

Most of the trees are in fair to good condition, and require maintenance. Two trees are in poor condition and need to be replaced. The trees are exhibiting significant damage from mowers around their base. The shrubs and groundcover are in poor condition and will need replacement.

Major Site Issues:

Shubow Park is in good condition with very little vandalism. Its prominent location and easy visibility from apartments on two sides most likely deter vandalism.

Picnic tables are well located, convenient to food establishments.

The fine specimens of flowering cherries and large, old oaks contribute substantially to the quality of the park.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

A/B  
15


SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	good, recently planted
USE OF PLANT MATERIALS	good, although shrubs & ground cover not doing well.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	wheelchairs at 2 entrances
DRAINAGE CONDITION	good
DESIGN-RELATED MAINTENANCE ISSUES	none
VANDALISM	minimal
VACANT PARCEL TO SOUTH, EAST	—
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	none
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	good to excellent
SPORTS FACILITIES	—
PLAYGROUNDS	good to excellent
BUILDINGS	—
NATURAL PARK ELEMENTS	fair to good — most cherries have mechanical damage from
PRIMARY SITE ISSUES:	at base, MONKEYS.

☒ New park (year old?) in v good condition w/ v. little vandalism  
 Some shrubs failure - needs replacement  
☒ Prominent location of park with garden apts on two sides  
 probably deterring vandalism  
☒ Park probably maintained by neighborhood



STANDARD PARK  
BUILT ELEMENTS



p. 6

[illegible]





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

A/B  
15

SITE NO.

	QUANTITY				MATERIALS				CONDITION				LOCATION				MISC.									
	AMOUNT	ADEQUATE #	INADEQUATE #	ADEQUATE	SKINNED INFIELD	SODDED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPEAKING FOR	FENCING PRESENT	
BASKETBALL:																										
SURFACE																										
BACKBOARD/HOOP																										
TENNIS:																										
BANGBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT:																										
BASEBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER FACILITY:																										

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

 BUILDINGS AND  
PLAYGROUNDS

 ACCESS, CIRCULATION  
AND PARKING

 A/B  
15

SITE NO.

	QUANTITY				MATERIALS				CONDITION				LOCATION				MISC.							
	# BUILDINGS	# PLAYGROUNDS	ADAPTIVE EQUIP.	ADAPTIVE #	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	INAPPROPRIATE	SEATING OF HANDICAPPED	FENCING PRESENT	SAFETY PROBLEMS EVIDENT	
RECREATION																								
RESTROOM																								
STORAGE																								
OTHER																								
PLAYGROUNDS (GENERAL)																								
EQUIPMENT: Climbers & Swings																								
SURFACE																								
EDGING																								
FENCING																								
AGE DISTRIBUTION: Daily Swings for total. "A" mostly "Synthetic" type climbers if trees, rings etc.																								


	SURFACE CONDITION				MATERIALS				ORGANIZATION				ACCESS				PARKING							
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	BIT. CONCRETE	CONCRETE	STONE DUST/ GRAVEL	OTHER	WELL ORGANIZED	DESIGNED PRESENT LINES	ORGANIZATION	RESPONSE TO CONTROL	ACCESS TO	ACCESS POINTS	ACCESS CONTROL	VEHICLE MAINTENANCE	ACCESS UNRAILINGS	NEARBY PARKING	AVAILABLE	PARKING ADEQUATE	ADDITIONAL HANDICAP	PARKING POSTED	
PEDESTRIAN CIRCULATION																								
VEHICULAR CIRCULATION																								
PEDESTRIAN ACCESS																								
VEHICULAR ACCESS																								
MAINTENANCE ACCESS																								
ACCESS CONTROL:																								
PARKING																								

 500-1 Pic...  
very tight!





NATURAL PARK  
ELEMENTS



	QUANTITY		CONDITION	LOCATION	MISC.
	EXISTS	REMOVED			
TREES	29	272			remove native oak, replace new red-oak.
SHRUBS					new small plantings and new concrete around? "2"
TURF		90			replanting? very poor condition
GROUND COVER					
FLOWER BEDS					
GROUND					
CONTAINER					
WEED SPECIES					
WOODS					
PONDS					
STREAMS					
SPECIAL ECOLOGICAL FEATURE/AREA					









# CITY OF BOSTON PARK EVALUATION

AB

16

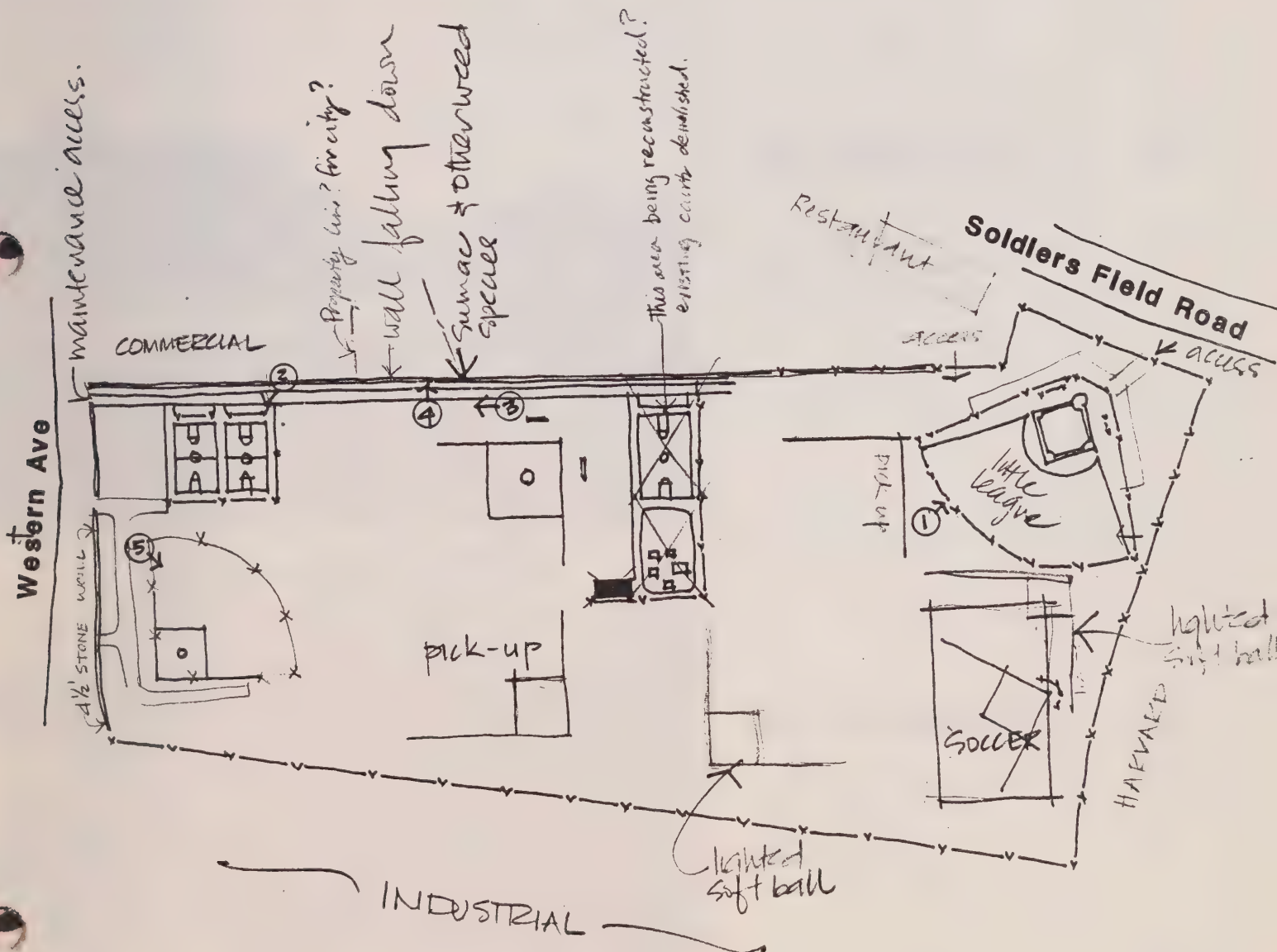
SITE NO.

Neighborhood: ALLSTON/BRIGHTONSite Name: SMITH PLAYGROUNDSite Type: PlayfieldLocation: WESTERN AND N. HARVARDAcreage: 14.0 AEvaluation Team: SF & BH

Weather Conditions:

Evaluation Date: 3.16.87Surrounding Land Uses: Industrial, commercial, Harvard athletics

## Site Plan





AB  
16

SITE NO.

AB  
16

TE NO.



### Site Photograph 1

Little league field.

h 4

g  
ecies  
g edge.



### Site Photograph 2

Existing basketball courts. New fence being constructed.

h 5

hbor-



### Site Photograph 3

Coppiced Sycamore and stone wall along property line. Maintenance poor along this edge.

h 6

wall.  
trol  
but  
al





Neighborhood: Allston/Brighton  
Site Name: Smith Playground  
Location: Western Avenue and North Harvard Street  
Acreage: 14.0 A  
Site Type: Playfield

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---

**Site Description:**

Smith Playground is a long rectangular park containing a series of ballfields. It has very limited road frontage on Western Avenue and Soldiers Field Road. The park has basketball courts, Little League fields, softball fields and a soccer field. City renovation plans include a new playground, street hockey court and relocation of the basketball courts, as well as repair of the existing stone wall along Western Avenue. Industrial and residential land uses surround the park.

---

**Condition Assessments:**

The standard park-built elements are for the most part in fair to good condition. Several park benches and the service gate are in poor condition.

The sports facilities are in fair to good condition, with the exception of one softball infield which needs renovation.

None of the trees need removal, but all are in great need of maintenance, particularly removal of guy wires which are damaging trees and causing them to die back.

---

**Major Site Issues:**

The site's minimal street frontage coupled with the four-and-one-half-foot wall along the park's Western Avenue edge severely limit visual access into the site and make policing difficult. Although the wall is well-constructed and acts to control vehicular access into the park, it discourages entry by visually blocking one of only two small park frontages. A park sign would help alleviate this problem.

Smith Playground is flat, open, and barren- looking. Without impinging on sports play or endangering existing trees, groups of new trees could be planted to enrich the visual character of the site and relieve its flatness with mass, color, texture and shade.



Neighborhood: Allston/Brighton

Site Name: Smith Playground

No.: AB-16

Location: Western Avenue and N. Harvard Street

Acreage: 14.0 A Site Type: Playfield

Site Description:

Smith Playground is a long rectangular shaped park containing a series of ballfields. It has very limited road frontage on Western Avenue and Soldiers Field Road. The park has basketball courts, little league fields, softball fields and a soccer field. City renovation plans include a new playground, street hockey court and re-location of the basketball courts, as well as repair of the existing stone wall along Western Avenue. Industrial and residential land uses surround the park.

Condition Assessments:

The standard park built elements are for the most part in fair to good condition. Several park benches and the service gate are in poor condition.

The sports facilities are in fair to good condition, with the exception of one softball infield which needs renovation.

None of the trees need removal but all are in great need of maintenance, particularly removal of guy wires which are damaging trees and causing them to die back.

Major Site Issues:

The site's minimal street frontage coupled with the 4-1/2' wall along the park's Western Avenue edge severely limits visual access into the site, and makes policing difficult. Although the wall is well constructed and acts to control vehicular access into the park it presents an unfriendly face by visually blocking one of only two small park frontages. A park sign would help alleviate this problem.

Smith Playground is flat, open and barren looking. Without impinging on sports play or endangering trees, grouped plantings of trees could be sited to enrich the visual character of the site and relieve its flatness with mass, color, texture and shade.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

AB p.5

16

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	BALL FIELDS CAN BE MORE EFFICIENTLY LAID OUT.
USE OF PLANT MATERIALS	tree along edge of property
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	w/c access limited to paved surface
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	location of basketball too far into park. No on-site parking
VANDALISM	paint on walls.
VACANT PARCEL TO SOUTH, EAST	—
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	4 1/2' wall along western Ave blocks view into space
VISIBILITY OUT FROM SPACE	wall blocks view out
HIDDEN CORNERS IN SPACE	none - land v. flat.
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	few & in poor condition. most fence to good.
SPORTS FACILITIES	good to fair
PLAYGROUNDS	—
BUILDINGS	—
NATURAL PARK ELEMENTS	fair condition

## PRIMARY SITE ISSUES:

- ☒ limited street frontage & barrier caused by wall blocks visual access <sup>& pedestrian</sup>. An untravelling front
- ☒ No passive recreation, play equipment or group plantings of trees. Site flat & open. Needs more visual interest.
- ☒ access limited to far end of property & no parking on site.
- ☒ No signs
- ☒ Park currently under improvement of tree planting & new parking around basketball, redoing mid-19th century facilities.
- ☐ remove trees quarterly



## STANDARD PARK BUILT ELEMENTS

AB p. 6  
16  
SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # INADEQUATE #	WOOD CONCRETE WOOD & CONCRETE METAL STONE BRICK CHAIN LINK VINYL LINK BIT. CONCRETE OTHER EXCELLENT GOOD FAIR POOR UNUSABLE UNSATURATED (SNOW) POORLY LOCATED APPROPRIATELY EVIDENCE OF HANDICAP ACCESSIBILITY			
BENCHES, PARK	5	X	2		
BICYCLE RACKS	1				
BLEACHERS	2	X	2		
BOLLARDS	2	X	2		
CATCH BASINS	1				
CURBS	1				
DRINKING FOUNTAINS	1				
DUMPSTERS	1				
FENCES	1				
GAME TABLES	1				
LIGHTING	1				
PEDESTRIAN :	1				
PARKING / ROAD :	1				
SPORTS	16				
MONUMENTS	1				
PICNIC TABLES	1				
RAILINGS	1				
RAMP	1				
SERVICE GATES	1				
SIGNS, ENTRY	1				
STAIRS	1				
TRASH RECEPTACLES :	1				
WALLS	1				
WATER FEATURES	1				
OTHER	1				





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

AB p.7

16

SITE NO.

	QUANTITY				MATERIALS				CONDITION				LOCATION				MISC.							
	AMOUNT	IN ADEQUATE #	UNSATISFACTORY	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPEAKING	FENCING	
BASKETBALL:	2																							
SURFACE																								
BACKBOARD/HOOP	4																							
TENNIS:																								
BANGBOARD																								
FENCING																								
SURFACE																								
NET POLES																								
OTHER COURT:																								
BASEBALL:																								
BACKSTOP																								
INFIELD																								
OUTFIELD																								
LITTLE LEAGUE:	2																							
BACKSTOP																								
INFIELD																								
OUTFIELD																								
SOFTBALL:	3																							
BACKSTOP																								
INFIELD																								
OUTFIELD																								
FOOTBALL: FIELD																								
SOCCER: FIELD	1																							
OTHER FIELD:																								
OTHER FACILITY:																								

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

AB p.8

ACCESS, CIRCULATION  
AND PARKING

16

SITE NO.

	QUANTITY				MATERIALS				CONDITION				LOCATION		MISC.										
	# BUILDINGS/ PLAYGROUNDS	ADEQUATE #	INADEQUATE #	ADEQUATE #	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	SEATING PRESENT	FENCING PRESENT	SAFETY PROBLEMS	
BUILDINGS																									
RECREATION																									
RESTROOM																									
STORAGE																									
OTHER																									
PLAYGROUNDS (GENERAL)																									
EQUIPMENT:																									
SURFACE																									
EDGING																									
FENCING																									
AGE DISTRIBUTION:																									

	SURFACE CONDITION		MATERIALS		ORGANIZATION		ACCESS		PARKING																		
	GOOD	EXCELLENT	FAIR	POOR	UNUSABLE	UNUSABLE (SNOW)	BIT. CONCRETE	CONCRETE	STONE DIST.	OTHER	WELL ORGANIZED	DESIGN LINES	ORGANIZED	RESPONDS TO FUNCTION	ACCESS POINTS	ACCESS POINTS	EASY MAINTENANCE	VEHICLE ACCESS	ACCESS UNAVAILABLE	NEARBY	AVAILABLE	PARKING	PARKING ADEQUATE	ADAPTABLE	HANDICAP	PARKING POSTED	
PEDESTRIAN CIRCULATION																											
VEHICULAR CIRCULATION																											
PEDESTRIAN ACCESS																											
VEHICULAR ACCESS																											
MAINTENANCE ACCESS																											
ACCESS CONTROL: CHAIN LINK																											
ACCESS CONTROL: CHAIN LINK																											
PARKING ON STREET ONLY																											

VERY LIMITED  
PATH SYSTEMS  
DOES NOT  
SEVERE UNDER  
SITING





## NATURAL PARK ELEMENTS

116

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
	EXISTS	QUANTITY	CONDITION	LOCATION
	QUANTITY	EXACT COUNT	ESTIMATED COUNT	MAINTENANCE
	REMOVAL	# COVERAGE	UNRATABLE	WELL LOCATED
	POORLY LOCATED	APPROXIMATELY	UNRATABLE	APPROXIMATELY
	QUANTITY	LOCATION	MISC.	
TREES				
SHRUBS				
TURF				
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				









# CITY OF BOSTON PARK EVALUATION

APB

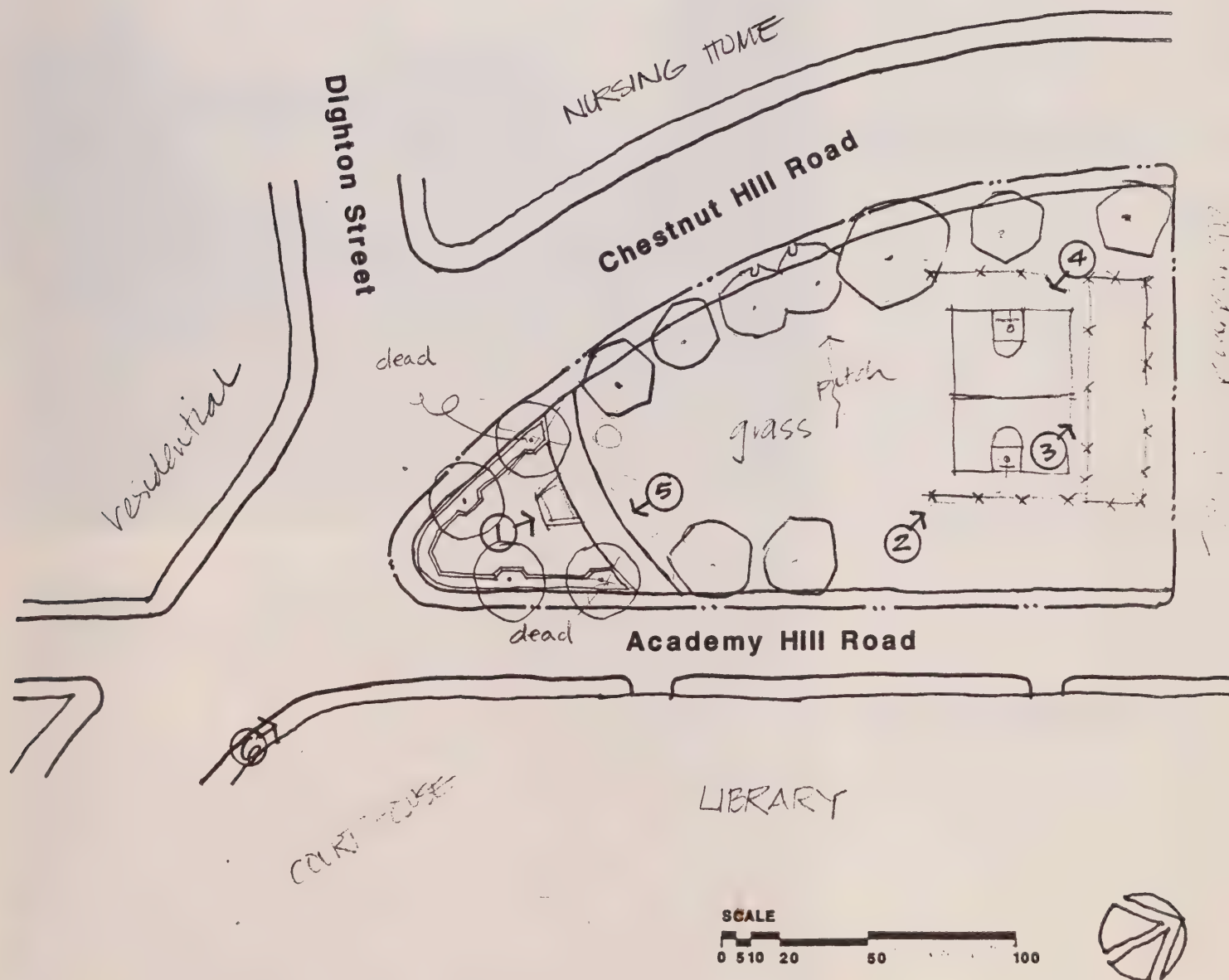
23

SITE NO.

Neighborhood: ALLSTON / BRIGHTONSite Name: BRIGHTON SQUARELocation: CHESTNUT HILL & ACADEMY HILLEvaluation Team: SF & BH & CHEvaluation Date: 3.17.87.Surrounding Land Uses: Residential; InstitutionalSite Type: Plant lotAcreage: 0.57 A.Weather Conditions:

Good

## Site Plan





AB  
23

SITE NO.



### Site Photograph 1

View through site showing vacant school beyond and cross-pitch of sitting area.



### Site Photograph 2

Basketball court.

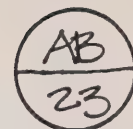


### Site Photograph 3

Playground.







SITE NO.

**Site Photograph 4**

View through site  
towards timber planters.

**Site Photograph 5**

Seating area with  
timber planters.

**Site Photograph 6**

View from courthouse.



DRAFT

Neighborhood: Allston/Brighton

Site Name: Brighton Square

No.: AB-23

Location: Chestnut Hill Avenue and Academy Hill Road

Acreage: 0.57 A

Site Type: Square

Site Description:

This half-acre park in front of Brighton's courthouse and library is well located to serve the function of a common for the commercial district near the intersection of Market and Washington Streets. Nearby land uses include residential, municipal and institutional. The square currently consists of a sitting area, basketball court and playground.

Condition Assessments:

The few standard park built elements are in good condition.

The basketball court and playground are in fair to good condition. However, the old metal climbers offer little play value.

The trees and turf of the square are in fair to good condition and require routine maintenance.

Major Site Issues:

As noted above, Brighton Square's prominent location at the commercial and civic center of Brighton makes it an important visual space that needs further definition as a focal point.

There is an uncomfortable relationship between the paved sitting area and adjacent roads. The benches have their backs turned to the nearby heavy traffic and do not promote a feeling of safety and rest. The grade of this sitting area is steep and adds to the feeling of unrest.

The recreational facilities are most likely sited in response to the now vacant school, adjacent to the square. This programmed use of this space should be studied both in its relationship to the rest of the park and to the needs of the neighborhood.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

23

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	lake purpose & trail point, visual interest
USE OF PLANT MATERIALS	enclosure as shade tree lining edge of enclosure as scize. for sitting area - uninteresting.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	yes.
DRAINAGE CONDITION	sheet drains across, five
DESIGN-RELATED MAINTENANCE ISSUES	weeding varied planters, prune evergreens
VANDALISM	-
VACANT PARCEL TO SOUTH, EAST	-
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	nom
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	good
SPORTS FACILITIES	fair.
PLAYGROUNDS	poor: very uninteresting play structures. Fence too close to structures.
BUILDINGS	-
NATURAL PARK ELEMENTS	fair

## PRIMARY SITE ISSUES:

- Librarians' courtyard proximity makes it an important visual space that needs development as a focal point. Primary use should be passive & visual: i.e., common - like a forgotten space. Needs dignity
- Slope of sitting area is uncomfortable location & design poor: uncomfortable relationship of sitting area to busy road.



SITE NO.





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

23

SITE NO.

	QUANTITY			MATERIALS										CONDITION										LOCATION			MISC.		
	AMOUNT	ADEQUATE #	INADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURATED	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	SPEAKING	FENCING	PRESENT				
BASKETBALL:	1																												
SURFACE																													
BACKBOARD/HOOP	2																												
TENNIS:																													
BANGBOARD																													
FENCING																													
SURFACE																													
NET POLES																													
OTHER COURT:																													
BASEBALL:																													
BACKSTOP																													
INFIELD																													
OUTFIELD																													
LITTLE LEAGUE:																													
BACKSTOP																													
INFIELD																													
OUTFIELD																													
SOFTBALL:																													
BACKSTOP																													
INFIELD																													
OUTFIELD																													
FOOTBALL: FIELD																													
SOCCER: FIELD																													
OTHER OPEN GRASS FIELD: OPEN GRASS																													
OTHER INFORMAL PLAY FACILITY:																													

COURTS

FIELDS





## SITE NO.

[illegible]





# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

4B p.9

23

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	5	EXISTS		
SHRUBS				
TURF				
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				IN RAISED PLANTER
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				









# CITY OF BOSTON PARK EVALUATION

4B

27

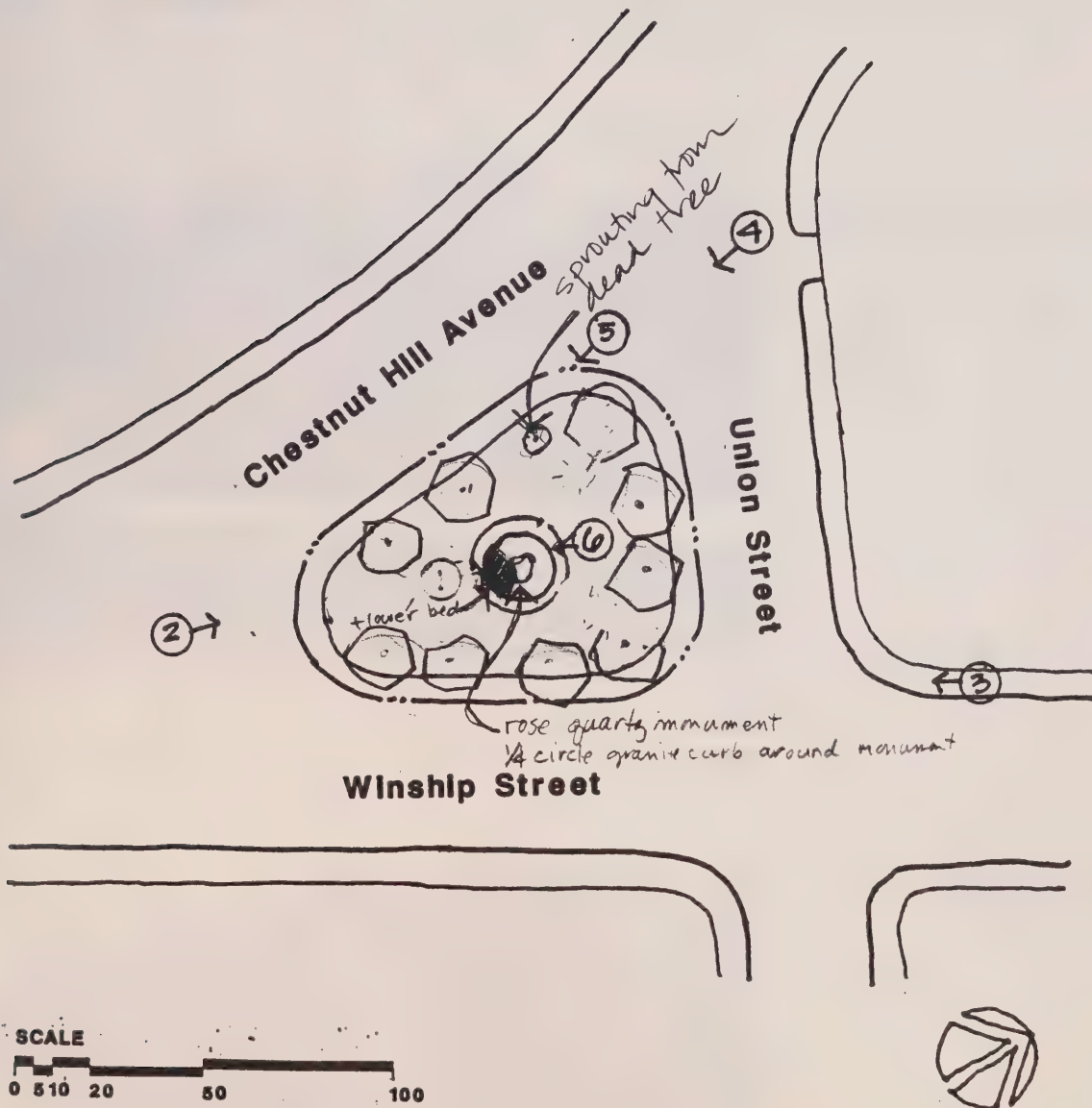
SITE NO.

Neighborhood: ALLSTON/BRIGHTONSite Name: JACKSON SQUARESite Type: SquareLocation: CHESTNUT HILL, UNION & WINSHIPAcreage: 0.1AEvaluation Team: BH & SF

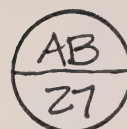
Weather Conditions:

Evaluation Date: 3.17.87light snowSurrounding Land Uses: residential

## Site Plan







**SITE NO.**



### **Site Photograph 1**

Memorial showing  
flower bed, granite  
curbing.



### **Site Photograph 2**

View at corner of  
Chestnut Hill and  
Winship.



### **Site Photograph 3**

View from Winship  
Street.





**Neighborhood:** Allston/Brighton  
**Site Name:** Jackson Square  
**Location:** Chestnut Hill Avenue, Union and Winship Streets  
**Acreage:** 0.1 A  
**Site Type:** Square

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**Site Description:**

Jackson Square is a small triangular park prominently located at the intersection of Chestnut Hill Avenue, Winship and Union Streets. Residential uses surround the site. The simple design, consisting of a central monument with a row of flowering crab apples around the site's perimeter, creates a strong visual character for the square.

---

**Condition Assessments:**

The few standard park-built elements, curbs and the monument, are in good condition.

The trees are in fair to good condition with the exception of two which need to be removed. All trees need pruning to remove suckers and tangled branches.

---

**Major Site Issues:**

The handsome circular granite curb around the monument is largely obscured by grass growth. This curb provides a good opportunity to define a relatively low-maintenance flowerbed or ground cover to highlight the monument more strongly than the smaller annual bed that presently sits in front of the stone. The monument itself appears to be "floating" on top of the ground. Burial by an additional six inches would eliminate hard-to-maintain pockets under the stone's edges.

Although Jackson Square is not in deteriorated condition, improved maintenance would greatly enhance the park's appearance.



Neighborhood: Allston/Brighton

Site Name: Jackson Square

No.: AB-27

Location: Chestnut Hill Avenue, Union and Winship Streets

Acreage: 0.1 A

Site Type: Square

**Site Description:**

Jackson Square is a small triangular park prominently located at the intersection of Chestnut Hill Avenue, Winship and Union Streets. Residential uses surround the site. The simple design, consisting of a central monument with a row of flowering crabapples around the site's perimeter, creates a strong visual character for the square.

**Condition Assessments:**

The few standard park built elements, curbs and the monument, are in good condition.

The trees are in fair to good condition with the exception of two which need to be removed. All trees need pruning to remove suckers and tangled branches.

**Major Site Issues:**

The handsome circular granite curb around the monument is largely obscured by grass growth. This curb provides a good opportunity to define a relatively low maintenance flower or groundcover bed to highlight the monument more strongly than the smaller annual bed that presently sits in front of the stone. The monument itself appears to be "floating" on top of the ground. Burial by an additional six inches would eliminate hard-to-maintain pockets under the stone's edges.

Although Jackson Square is not in deteriorated condition, improved maintenance would greatly enhance the park's appearance.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

APB p.5

27

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Simple & straight forward
USE OF PLANT MATERIALS	Flowers less plants, grass is well used.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	
DRAINAGE CONDITION	adequate.
DESIGN-RELATED MAINTENANCE ISSUES	none
VANDALISM	None indicated.
VACANT PARCEL TO SOUTH, EAST	NO
VISIBILITY AND SAFETY:	good
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	None
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	good condition
SPORTS FACILITIES	none
PLAYGROUNDS	none
BUILDINGS	none
NATURAL PARK ELEMENTS	tree and prairie.

## PRIMARY SITE ISSUES:

- ☐ Very nice 1/4 circular prairie mounds around monument is being submerged by turf. Turf should be removed from edge curb. Grass inside corner lot should be mowed in ground cover or flowers reestablished.
- ☐ Poor boundary monument appears to be floating on top of ground. It should be buried about 6" so that it is more visible to drivers and pedestrians.
- ☐ Repair 14' dirt path that is damaged and needs to be replaced with concrete.



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

APB p. 6

27

SITE NO.

	QUANTITY		MATERIALS										CONDITION							LOCATION		MISC.		
	AMOUNT	ADAPTABLE #	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	INAPPROPRIATE		AVOIDANCE OF HANDICAP ACCESSIBILITY	
BENCHES, PARK																								
BICYCLE RACKS																								
BLEACHERS																								
BOLLARDS																								
CATCHBASINS																								
CURBS																								
DRINKING FOUNTAINS																								
DUMPSTERS																								
FENCES																								
GAME TABLES																								
LIGHTING																								
PEDESTRIAN:																								
PARKING/ROAD:																								
SPORTS																								
MONUMENTS																								
PICNIC TABLES																								
RAILINGS																								
RAMPS																								
SERVICE GATES																								
SIGNS, ENTRY																								
STAIRS																								
TRASH RECEPTACLES:																								
WALLS																								
WATER FEATURES																								
OTHER																								

around monument 71  
at edge of road.

see quartz





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

AB p.7

27

SITE NO.

	QUANTITY				MATERIALS				CONDITION				LOCATION				MISC.									
	AMOUNT	INADEQUATE #	ADEQUATE #	INADEQUATE	SKINNED INFIELD	SODDED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF VANDALISM	LIGHTING	TEAM SEATING	RESTROOMS	FENCING PRESENT
BASKETBALL:																										
SURFACE																										
BACKBOARD/HOOP																										
TENNIS:																										
BANGBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT:																										
BASEBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER FACILITY:																										

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

AB p.8

27

ACCESS, CIRCULATION  
AND PARKING

SITE NO.

	QUANTITY				MATERIALS				CONDITION				LOCATION				MISC.							
	# BUILDINGS/ PLAYGROUNDS	ADEQUATE #	INADEQUATE #	ADEQUATE #	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	EVIDENCE OF HANDLING	SEATING PRESENT	FENCING PRESENT	SAFETY PROBLEMS EVIDENT
BUILDINGS																								
PLAYGROUNDS																								
RECREATION																								
RESTROOM																								
STORAGE																								
OTHER																								
PLAYGROUNDS (GENERAL)																								
EQUIPMENT:																								
SURFACE																								
EDGING																								
FENCING																								
AGE DISTRIBUTION:																								

	SURFACE CONDITION				MATERIALS				ORGANIZATION				ACCESS				PARKING							
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE (SNOW)	CONCRETE	STONE DUST/GRAVEL	OTHER	WELL ORGANIZED	FOURTY ORGANIZED	DESIGN LINES	ORGANIZATION	RESPONDS TO	ACCESS POINTS	ACCESS POINTS	VEHICLE CONTROL	ACCESS UNAVAILABLE	NEARBY PARKING	AVAILABLE	PARKING ADEQUATE	ADAPTABLE	HANDICAP	PARKING POSTED
PEDESTRIAN CIRCULATION																								
VEHICULAR CIRCULATION																								
PEDESTRIAN ACCESS																								
VEHICULAR ACCESS																								
MAINTENANCE ACCESS																								
ACCESS CONTROL:																								
PARKING																								

ACCESS, CIRCULATION  
AND PARKING





# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

AB p.9

27

SITE NO.

QUANTITY	CONDITION	LOCATION	MISC.
EXISTS	QUANTITY	WELL LOCATED	Replacement, removed & replacement
EXACT COUNT	UNRATABLE (SNOW)	APPROPRIATELY LOCATED	
ESTIMATED COUNT	# COVERAGE	UNRATABLE	
MAINTENANCE	REMOVAL	POORLY LOCATED	
72		APPROPRIATELY LOCATED	
		UNRATABLE	
		WELL LOCATED	
		APPROPRIATELY LOCATED	
		UNRATABLE	
		POORLY LOCATED	
TREES			
SHRUBS			
TURF			
GROUND COVER			
FLOWER BEDS			
GROUND			
CONTAINER			
WEED SPECIES			
WOODS			
PONDS			
STREAMS			
SPECIAL, ECOLOGICAL FEATURE/AREA			









# CITY OF BOSTON PARK EVALUATION

A/B  
28

SITE NO.

Neighborhood: ALSTON / BRIGHTON

Site Name: OAK SQUARE

Site Type: square

Location: WASHINGTON AND FANEUL

Acreage: 0.22 A.

Evaluation Team: SF & BH

Weather Conditions:

Evaluation Date: 3.18.87

cold, cloudy

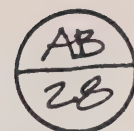
Surrounding Land Uses: Commercial, municipal

## Site Plan









SITE NO.

**Site Photograph 1**

View shows maturity of plant material, access point and one section of damaged fence. Flagpole in middle. Evergreen to left used as Christmas tree.

**Site Photograph 2**

Vandalized bench. Benches attractive but not durable.

**Site Photograph 3**

Shows park in its context. A visual "green oasis". Fence protects park from overuse, cutting through.







SITE NO.

**Site Photograph 4**

Opportunities for  
additional benches.  
Trees limbed up.

**Site Photograph 5**

View across park.  
Weed species need to  
be removed.

**Site Photograph 6**



Neighborhood: Allston/Brighton

Site Name: Oak Square

Location: Washington and Faneuil Streets

Acreage: 0.22 A Site Type: Square

DRAFT

No.: AB-28

**Site Description:** Oak Square is a small parcel of open land within the rotary at the commercial center of Oak Square. Surrounding land uses are both commercial and institutional.

**Condition Assessments:** The park benches are in unusable condition, and the lights are in fair condition. With the exception of one section, the fence is in good condition.

The plantings are in fairly good condition, yet need maintenance.

**Major Site Issues:** This space, simple and well maintained, contributes a great deal toward establishing the character of this commercial area. It shows little evidence of vandalism.

Decorative Victorian benches need to be of a more durable design. There are areas for additional benches where there are presently none. Benches should be added. However, rotary traffic around the park constrains its use as a sitting area.

Future improvements should concentrate on simplifying the planting theme to create a stronger landscape character.

At such time that the park needs renovation, traffic studies should be undertaken to determine whether it is feasible and desirable to eliminate one of the two roadways alongside the park. This might allow the space to be incorporated into an adjacent area to improve pedestrian access and make the park more useable and safer.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

A/B  
28

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Simple & straightforward
USE OF PLANT MATERIALS	good.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	curbs cut, no paving in park
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	Fence located on grass; causes mowing problem.
VANDALISM	benches destroyed
VACANT PARCEL TO SOUTH, EAST	-
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	None
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	fair - fence damaged in one area, benches unusable
SPORTS FACILITIES	-
PLAYGROUNDS	-
BUILDINGS	-
NATURAL PARK ELEMENTS	a major component of the park Pin oaks very fine
PRIMARY SITE ISSUES:	
<input checked="" type="checkbox"/> More durable Victorian benches provided. (Paving: seating inside squares)	need to be installed in spaces
<input checked="" type="checkbox"/> A well maintained space that contributes a great deal towards establishing the character of this square.	



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

A/B  
28

SITE NO.

*Map section 7*

	QUANTITY		MATERIALS										CONDITION					LOCATION		MISC.			
	AMOUNT	ADEQUATE #	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED		APPROPRIATELY LOCATED	AVAILABILITY	ACCESSIBILITY
BENCHES, PARK	2	2																					
BICYCLE RACKS																							
BLEACHERS																							
BOLLARDS																							
CATCHBASINS																							
CURBS																							
DRINKING FOUNTAINS																							
DUMPSTERS																							
FENCES																							
GAME TABLES																							
LIGHTING																							
PEDESTRIAN:	8	9																					
PARKING/ROAD:																							
SPORTS																							
MONUMENTS																							
PICNIC TABLES																							
RAILINGS																							
RAMPS																							
SERVICE GATES																							
SIGNS, ENTRY																							
STAIRS																							
TRASH RECEPTACLES:																							
WALLS																							
WATER FEATURES																							
OTHER																							

*Map pic*





	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT ADEQUATE # INADEQUATE # ADEQUATE # SKINNED INFIELD SODDED INFIELD STONE DUST ASPHALT METAL GRASS OTHER % COVERAGE EXCELLENT GOOD FAIR POOR UNUSABLE UNSATURATED WELL LOCATED (SNOW) POORLY LOCATED APPROPRIATELY EVIDENCE OF TAKEN AWAY LIGHTING TEAR SEALING SPOTTING FENCING PRESENT SEALING PRESENT				
BASKETBALL:					
SURFACE					
BACKBOARD/HOOP					
TENNIS:					
BANGBOARD					
FENCING					
SURFACE					
NET POLES					
OTHER COURT:					
BASEBALL:					
BACKSTOP					
INFIELD					
OUTFIELD					
LITTLE LEAGUE:					
BACKSTOP					
INFIELD					
OUTFIELD					
SOFTBALL:					
BACKSTOP					
INFIELD					
OUTFIELD					
FOOTBALL: FIELD					
SOCCER: FIELD					
OTHER FIELD:					
OTHER FACILITY:					





	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	# BUILDINGS/ PLAYGROUNDS ADEQUATE EQUIP. ADEQUATE # INADEQUATE # ADEQUATE # METAL WOOD METAL & WOOD CONCRETE SAND BARK MULCH ASPHALT OTHER EXCELLENT GOOD FAIR POOR UNUSABLE WELL LOCATED POORLY LOCATED APPROPRIATENESS EVIDENCE OF HANDLING SEATING PRESENT FENCING PRESENT SAFETY PROBLEMS EVIDENT				
BUILDINGS					
RECREATION					
RESTROOM					
STORAGE					
OTHER					
PLAYGROUNDS (GENERAL)					
EQUIPMENT:					
SURFACE					
EDGING					
FENCING					
AGE DISTRIBUTION:					

[illegible]





# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

p. 9  
A/B  
28

SITE NO.

	QUANTITY		CONDITION				LOCATION				MISC.	
	EXISTS	QUANTITY	EXACT COUNT	ESTIMATED COUNT	MAINTENANCE REMOVAL	# COVERAGE	UNRATABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED		APPROPRIATENESS OF PLANTING
TREES												
SHRUBS												
TURF												
GROUND COVER												
FLOWER BEDS												
GROUND												
CONTAINER												
WEED SPECIES												
WOODS												
PONDS												
STREAMS												
SPECIAL ECOLOGICAL FEATURE/AREA												

need to be removed.









# CITY OF BOSTON PARK EVALUATION

AB

44

SITE NO.

Neighborhood: ALLSTON/BRIGHTONSite Name: EUSTON PATH ROCKLocation: NOTTINGHILL RD.Evaluation Team: SF, BH, EV, GWEvaluation Date: 3.10.87Surrounding Land Uses: ResidentialSite Type: URBAN WILDAcreage: 0.67 A.

Weather Conditions:

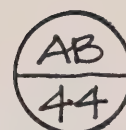
Good

## Site Plan

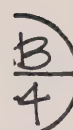








SITE NO.



E NO.

**Site Photograph 1**

View from top of site.  
Trees have been  
recently cut down.  
Seems to have been  
unauthorized.

4

a  
t  
on  
ded

ch

**Site Photograph 2**

Typical view through  
site. Shows steepness  
of slope.

5

ite,

**Site Photograph 3**

Crest of site showing  
rock outcroppings.

6

g  
etc.  
it





**Neighborhood:** Allston/Brighton  
**Site Name:** Euston Path Rock  
**Location:** Nottinghill Road and Euston Road  
**Acreage:** 0.67 A  
**Site Type:** Urban Wild

---

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**Site Description:**

Euston Path Rock is a dramatic site with rock outcroppings surrounded by residential streets. Its position at the curve of Euston Road gives it great prominence and visibility from the southeast. The northwest quarter of the site is a relatively flat open area at the top of the rock outcroppings separated from adjacent Nottinghill Road by a chain-link fence. Only about half of the entire rock formation appears to be owned by the city.

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**Condition Assessments:**

Although small in size, Euston Path Rock is an outstanding natural feature, offering long-distance views from the top and, at the base, a rugged wilderness quality amid a dense urban neighborhood.

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**Major Site Issues:**

The major problem of the site is the dumping of trash, construction materials and leaves along the rock's base. It gives an appearance of abandonment and lack of care, and seriously detracts from the quality of the urban wild. Small volunteer shrubby plants should be cleared from this base, visually clarifying the now cluttered edge.

Trees have been cut down on the flat knoll of the rock's top. This should not be allowed without city authorization. The fence at this edge discourages entering and a gateway might be made to allow access and use of the space.

The integrity of the site would be better preserved and enhanced if the city owned the entire rock formation. On the section not owned by the city there is a magnificent and very unusual stand of native beech, remnants of the original forest. This is undoubtedly the greatest ecological feature of the site and should be preserved.



DRAFT

Neighborhood: Allston/Brighton

Site Name: Euston Path Rock

No.: AB-44

Location: Nottingham Road and Euston Road

Acreage: 0.67 A

Site Type: Urban Wild

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# CITY OF BOSTON PARK EVALUATION

URBAN WILDS

AP P.11

44

SITE NO.

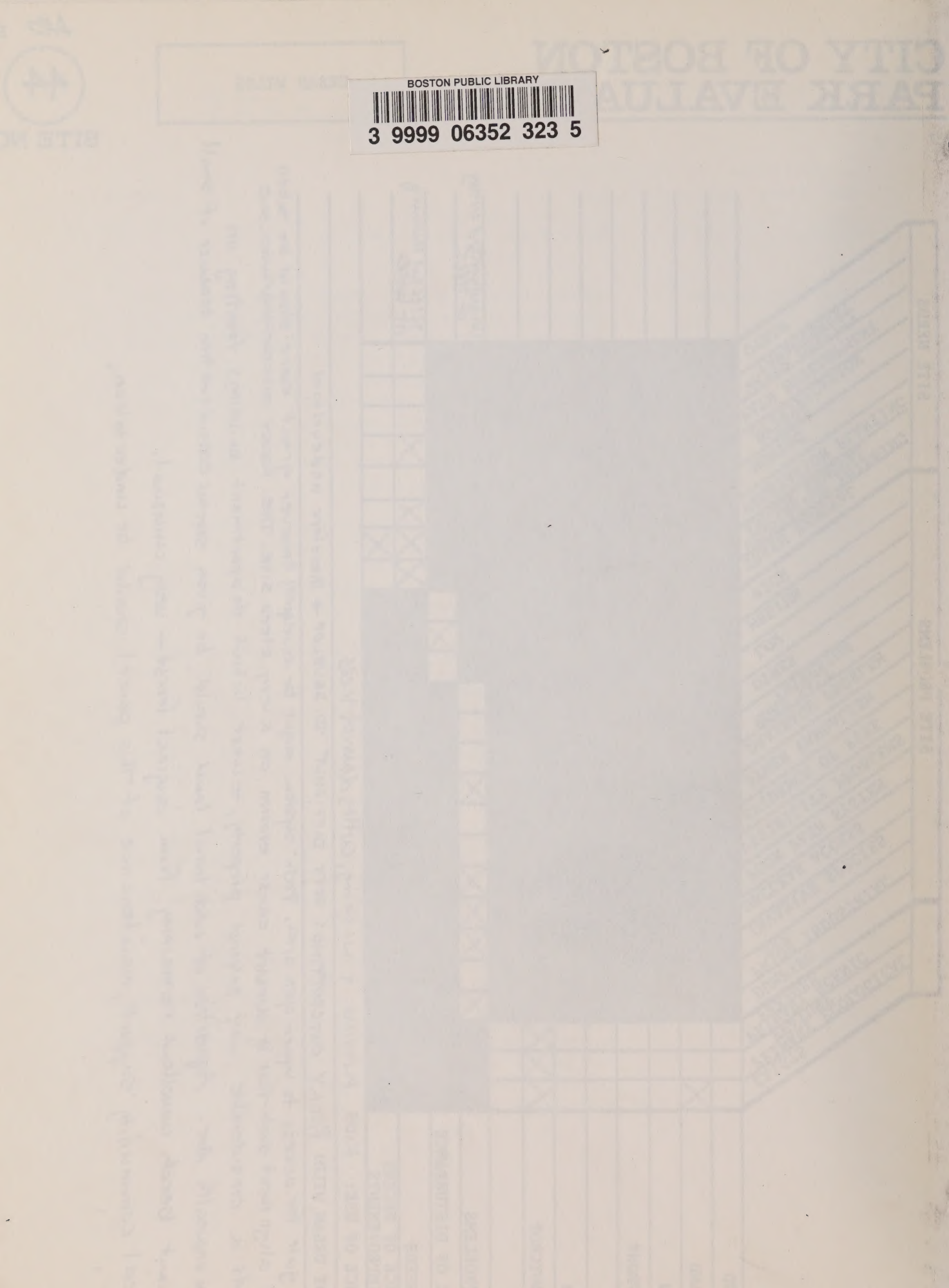
	SITE PROBLEMS										SITE NEEDS											
	EXISTS	PRIMARY ECOLOGICAL	BEAUFORT SCENIC	DUMPING	PRIOR INDUSTRIAL USE	INVASIVE SPECIES	POOR PATH ACCESS	VISIBILITY PROBLEMS	EVIDENCE OF FIRE	OTHER VANDALISM	ROAD SALT INTRUSION	LOW	MEDIUM	HIGH	TRASH REMOVAL	VEGETATION REMOVAL	VEGETATION PLANTING	ACCESS	PATH DEVELOPMENT	WATER QUALITY IMPROVEMENT	OTHER	
WETLAND																						
WOODLAND																						
MEADOW																						
WATERFRONT																						
POND																						
STREAM																						
ROCK OUTCROP																						
OTHER																						
SITE PROBLEMS																						
DEGREE OF DISTURBANCE																						
SITE NEEDS																						
EVIDENCE OF RECENT SITE IMPROVEMENTS																						
EVIDENCE OF USE: KIDS PLAYING & WALKING; CUTTING DOWN OF TREES																						
TYPE OF URBAN WILD: ROCKY OUTCROPPING: VERY DIFFICULT TO DEVELOP → THEREFORE UNDEVELOPED.																						

needs gate for access to upper open area, Path system might be developed; however great care should be taken in its alignment such that it doesn't cause erosion on a very steep site, THE ROCKY OUTCROPPING/WOODLAND extends a considerable way beyond property, to west behind the apartment buildings fronting on Commonwealth Ave. Acquisition of additional land should be given serious consideration because of small remnant beech woodland remaining from original forest - very unusual, - local community support, maintenance of this parcel should be undertaken,

Unauthorized cutting of trees

selective thinning at base





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80572	Lt. Blue
80573	Dk. Blue
80578	Rust
80579	Exec. Red

MADE IN THE USA



